

POUNCEY SANDBAR RENOVATION & ADDITION

GENERAL NOTES

1. ALL WALLS SHALL RECEIVE (2) COATS (MIN.): FIRST QUALITY LATEX PAINT: COLOR AND FINISH TO BE SELECTED BY OWNER OR INLINE WITH LANDLORDS BUILDING STANDARD.
2. NOT USED.
3. ALL COLUMNS, CONC. WALLS AND WINDOW HEADERS AND SILLS SHALL BE FURRED TO MINIMUM DIMENSION POSSIBLE.
4. PROVIDE FULLY DETAILED SHOP DRAWINGS FOR ALL ITEMS REQUIRING FABRICATION, I.E.: CASEWORK, MILLWORK, DOORS, AND CONSULT ARCHITECT / OWNER FOR HARDWARE SELECTIONS.
5. DOOR SHALL BE 1-3/4" THICK MIN UNO.
6. FINAL CLEAN & PUNCH LIST SHALL LEAVE SUITE IN AN "AS NEW" CONDITION. ALL TRADES SHALL BE RESPONSIBLE TO ENSURE THAT THE REQUIREMENTS OF THIS CONTRACT ARE MET.
7. ALL WORK SHALL BE GUARANTEED FOR A MINIMUM OF ONE YEAR OR AS SPECIFIED BY _____ DURING CONTRACT NEGOTIATION.
8. THE AMERICAN INSTITUTE OF ARCHITECTS GENERAL CONDITIONS OF THE CONSTRUCTION CONTRACT A201 (LATEST ADDITION) OR EQUAL SHALL BE MADE PART OF THIS CONTRACT.
9. ALL ELECTRICAL OUTLETS OR SWITCHES TO MATCH EXISTING. IF ALL NEW PROVIDE "DECORA" TYPE IN WHITE.
10. G.C. SHALL COORDINATE ALL ABOVE CEILING ELEMENTS, SYSTEMS WITH STRUCTURE TO ASSURE THAT ALL REQUIRED CLEARANCES ARE PROVIDED.
11. PRIOR TO ANY CONSTRUCTION, G.C. SHALL FIELD VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES. THIS IS IMPORTANT DUE TO THE IRREGULAR CONFIGURATION OF SOME SPACE. IF QUESTION ARISES, THE G.C. SHALL NOTIFY ARCHITECT AT ONCE FOR CLARIFICATION. FAILURE OF THE G.C. OR THEIR SUBCONTRACTORS TO SECURE SUCH CLARIFICATION PRIOR TO PLACING THE WORK IN QUESTION SHALL PLACE ALL RESPONSIBILITY TO REMOVE SUCH WORK AND REINSTALL IN ACCORDANCE WITH THE ARCHITECTS INTERPRETATION.
12. ALL DIMENSIONS ARE NOMINAL AND MAY VARY FROM THOSE INDICATED ON THESE DRAWINGS. MINOR ADJUSTMENTS OR WALL LOCATIONS MAY BE NECESSARY. G.C. SHALL SUBMIT A REQUEST TO THE ARCHITECT OF RECORD IN SUCH CIRCUMSTANCES.
13. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE MOST RECENT EDITION OF THE APPLICABLE BUILDING CODE AND ALL OTHER CODES HAVING JURISDICTION OVER THE PROJECT. IT IS RECOGNIZED THAT THE A/E/C/ CANNOT INCLUDE EVERY CODE REQUIREMENT OF THE APPLICABLE BUILDING CODES ON THE DRAWINGS.
14. UNDER NO CIRCUMSTANCES SHALL DRAWING SETS BE BROKEN UP. FULL SETS SHALL BE SUPPLIED TO ALL SUBCONTRACTORS.
NO CHANGES TO CONTRACT DRAWINGS SHALL BE MADE IN FIELD WITHOUT ARCHITECTS EXPRESSED WRITTEN PERMISSION.
15. DRAWINGS SHOW SCHEMATIC SCOPE OF WORK. G.C. SHALL UNDERSTAND THAT OTHER WORK MAY BE REQUIRED OUTSIDE OF THE LIMITS SHOWN ON THESE DRAWINGS.
16. ALL DOORS THAT ARE TO BE REUSED OR LEFT AS EXISTING SHALL BE REFINISHED AND FREE OF ANY AND ALL DEFECTS, BLEMISHES, SCUFFS OR SCRATCHES AS BEST AS POSSIBLE.
17. GC SHALL REMOVE ALL UNUSED/ ABANDONED TELEPHONE, DATA, ELECTRIC WIRING AND CONDUIT FROM ABOVE CEILING AREAS.
18. DIAGONAL BRACING SHALL BE ADDED AS REQUIRED FOR NEW WALLS AND EXISTING WALLS THAT REQUIRE SUPPORT DUE TO RECONFIGURATION OF SPACE.
19. EXCEPT FOR FLOOR TILE ALL FLOORS WHICH ARE REQUIRED TO BE LEVEL SHALL BE LEVELED USING A FIRST QUALITY FLOOR-LEVELING COMPOUND PRIOR TO FLOOR FINISH INSTALLATION.
20. THE CONTRACTOR SHALL TAKE THE NECESSARY PRECAUTIONARY MEASURES TO PROTECT THE PUBLIC AND ADJACENT PROPERTIES FROM DAMAGE THROUGHOUT CONSTRUCTION THE GENERAL CONTRACTOR SHALL MAINTAIN THE PREMISES IN A CLEAN AND ORDERLY FASHION DURING THE ENTIRE CONSTRUCTION PERIOD. REMOVING ALL TRASH FROM THE JOB SITE DAILY. ALL CONSTRUCTION DEBRIS MUST BE CONTAINED WITHIN THE OWNERS SPACE AND SHALL REMOVE SUCH DEBRIS AND CLEAN THE SPACE UPON COMPLETION. TEMPORARY TRASH STORAGE AND REMOVAL SHALL BE AT THE CONTRACTORS EXPENSE AND SHALL BE CONTAINED IN AN APPROVED TRASH CONTAINER LOCATED WHERE REQUIRED BY LANDLORD OR AHJ.

DESIGN CRITERIA

FBC 2020 7th EDITION
ASCE 7-16

1. BASIC WIND SPEED (WIND VELOCITY)
170 MPH (VULT)
132 MPH (VASD)
2. RISK CATEGORY II
3. BUILDING DESIGNED AS ENCLOSED
4. WIND IMPORTANCE FACTOR 1.0
5. INTERNAL PRESSURE COEFFICIENT= +/- .18
6. EXPOSURE= C
7. NOMINAL WIND LOAD AS PER 1603.1.4 FBC
8. PERFORMANCE COMPLIANCE METHOD (EXISTING BUILDING)

INTERIOR RENOVATION AND ADDITION.
TRADES INCLUDED ARE:
ARCHITECTURAL, ELECTRICAL, MECHANICAL,
PLUMBING AND STRUCTURAL

CONTACT INFORMATION

CLIENT

EVERGLADES GROUP
719 NORTH DIXIE HIGHWAY
WEST PALM BEACH, FL, 33401

CIVIL ENGINEER

NOT APPLICABLE

LANDSCAPE ARCHITECT

NOT APPLICABLE

MECHANICAL, ELECTRICAL, PLUMBING ENGINEER

SPECIALITY ENGINEERING CONSULTANTS, INC.
1599 SW 30TH AVE.
SUITE #20
BOYNTON BEACH, FL. 33426

STRUCTURAL ENGINEER

SPECIALITY ENGINEERING CONSULTANTS, INC.
1599 SW 30TH AVE.
SUITE #20
BOYNTON BEACH, FL. 33426

CONTRACTOR

NOT APPLICABLE

OTHER

NOT APPLICABLE

NOT ALL OF THESE NOTES APPLY

EXISTING FLOOR PLAN

NTS



201 ROOM NUMBER		3'-6" HEIGHT ABOVE FINISHED FLOOR		5 A601 SECTION NUMBER		A WINDOW TYPE		A WALL TYPE		6 A601 DETAIL NUMBER		5 A601 SHEET NUMBER		ALIGN ALIGN W/ ESTABLISHED SURFACE		6 A601 DETAIL NUMBER		5 A601 SHEET NUMBER		4 A601 2 3 ELEVATION		4 A601 2 3 SHEET NUMBER		F1 ROOM FINISH DESIGNATION		ABV A/C ACOUS ACT ADD ADH ADJ ADJT ALT ALUM ANOD AP APPROX ARCH AVG BD BLDG BLKG BO CAB CG CLG CLR CLO COL CONC CONF CONT CORR COUNT CPT CT CTR ABOVE AIR CONDITIONING ACOUSTICAL ACOUSTICAL TILE ADDENDUM ADHESIVE ADJACENT ADJUSTABLE ABOVE FINISHED FLOOR ALTERNATE ALUMINUM ANODIZED ACCESS PANEL APPROXIMATE ARCHITECTURAL AVERAGE BOARD BUILDING BLOCKING BOTTOM OF CABINET CORNER GUARD CEILING CLEAR(ANCE) CLOSET COLUMN CONCRETE CONFERENCE CONSTRUCTION CONTINUOUS, CONTINUE CORRIDOR COUNTER CARPET CERAMIC TILE CENTER DBL DEMO DEPT DTL DF DIA DIM DISP DN DR DW DWG DWR EA EL ELEC ELEV ELEV ELEV ELEV EQUIP EWC EWX EXIST EXT FA FAP FD FE FEC FF FHC FIN FIXT FLR DOUBLE DEMOLISH, DEMOLITION DEPARTMENT DETAIL DRINKING FOUNTAIN DIAMETER DIMENSION DISPOSAL DOWN DOOR DISHWASHER DRAWING DRAWER EACH ELECTRIC ELEVATOR EQUAL EQUIPMENT ELECTRIC WATER COOLER ELECTRIC WATER HEATER EXISTING EXTERIOR FIRE ALARM FIRE ALARM PULL FLOOR DRAIN FIRE EXTINGUISHER FIRE EXTINGUISHER CABINET FINISHED FLOOR FIRE HOSE CABINET FINISH(ED) FIXTURE FLOOR(ING) FOF FLUR FR FS FT FUR GAGE, GAUGE GENERAL CONTRACTOR GLASS, GLAZING GYPSUM WALLBOARD GYPSUM BOARD HC HM HR HT HVAC IN INCL JAN JC LAB LAM LAV LBL LH LT MAX MECH MFR MIN MISC MTD FACE OF FINISH FLUORESCENT FIRE RATED FIRE STROBE FOOT, FEET FURRED(ING) HOLLOW CORE HOLLOW METAL HOUR HEIGHT HEATING/VENTILATING/AIR COND. INCLUDE(ED)(ING) JANITOR JANITOR'S CLOSET LABORATORY LAMINATED LAVATORY LABEL LEFT HAND LIGHT MAXIMUM MECHANICAL(AL) MANUFACTURE(ER) MINIMUM MISCELLANEOUS MOUNTED NA NGVD NIC NO NOM NTS OC OPNG OPP P.L.A.M. PANEL PTD PR PSF PSI PT PTN PLYWD QTY R RAD RA REC REFR REQ'D REV RH RM SC SCH SH SHT SIM SPEC SQ SS STD STL NOT APPLICABLE NATIONAL GEODETIC VERTICAL DATUM NOT IN CONTRACT NO NOMINAL NOT TO SCALE ON CENTER OPENING OPPOSITE PLASTIC LAMINATE PAINT(ED) PAIR POUNDS PER SQUARE FOOT POUNDS PER SQUARE INCH PRESSURE TREATED PARTITION PLYWOOD QUANTITY RISER(S) RADIUS RETURN AIR RECESSED REFRIGERATOR REQUIRED REVISION(S),REVISED RIGHT HAND ROOM SOLID CORE SCHEDULE SHEET SIMILAR SPECIFICATION(S) SQUARE STAINLESS STEEL STANDARD STEEL STO STR SUSP SYM TEL TEMP THK TV TYP TZ UL UNO VB VCT VERT VEST VWC WC WD W/O STORAGE STRUCTURE SUSPENDED SYMMETRY(ICAL) TELEPHONE TEMPERED THICK(NESS) TELEVISION TYPICAL TERRAZO UNDERWRITER'S LABORATORY UNLESS NOTED OTHERWISE VINYL BASE VINYL COMPOSITION TILE VERTICAL VESTIBULE VINYL WALLCOVERING WATER CLOSET / TOILETS WOOD WITHOUT EARTH GRAVEL SAND CONCRETE BRICK MASONRY UNIT MARBLE GRANITE WOOD SHIM FINISHED WOOD PLYWOOD STEEL INSULATION BATT INSULATION RIGID GYPSUM WALL BOARD PLASTER STUCCO ACOUSTICAL CEILING CERAMIC TILE CARPET GLASS SPANDREL DATE 08/24/2022 BY JFED BY JRCS REVISION 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69
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FLOOR PLAN NOTES

1. THESE DRAWINGS WERE CREATED FROM EXISTING RECORD DRAWINGS AND ARE INTENDED TO SHOW THE GENERAL CONDITIONS THAT ARE EXPECTED TO OCCUR. FIELD MEASURE, SURVEY, AND VERIFY SCIENTIFICALLY THE EXISTING SPACE, PROVIDED UTILITIES, AND CONTEXTUAL INFORMATION PRIOR TO COMMENCEMENT OF CONSTRUCTION.
2. PROVIDE 2 X 6 DIMENSIONED FIRE RETARDANT BLOCKING IN PARTITIONS TO RECEIVE WALL MOUNTED FIXTURES, CABINETRY, AND SHELVING.
3. DIMENSIONS SHOWN ON FLOOR PLAN, SECTIONS, ELEVATIONS, AND DETAILS ARE TO THE FINISH FACE OF STUD, MASONRY, CONCRETE, GRID LINES, UNLESS OTHERWISE NOTED. ALL ELEVATION HEIGHTS ARE MEASURED FROM THE FINISHED FLOOR.
4. PATCH CONCRETE SLAB AS REQUIRED PER SPECIFICATIONS FOR FLOORING.
5. MAINTAIN EXISTING FIRE RATINGS AT TENANT SEPARATION WALLS DURING DEMOLITION AND CONSTRUCTION ACTIVITIES.
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8. THE G.C. IS RESPONSIBLE TO MAINTAIN THE ARCHITECTURAL, STRUCTURAL, AND FIRE RATING INTEGRITY OF THE LANDLORD'S DEMISING WALLS, FLOOR SLAB, BEAMS, COLUMNS, ROOF DECK, ETC.
9. ALL GYPSUM BOARD TO BE 5/8" TYPE "X" UNLESS NOTED OTHERWISE.
10. THE G.C. SHALL COORDINATE WORK OF VARIOUS TRADES IN INSTALLATION OF INTERRELATED WORK. BEFORE INSTALLATION OR WORK BY ANY TRADE BEGINS, MAKE PROPER PROVISIONS TO AVOID INTERFERENCES. THIS SHALL INCLUDE WORK BY ANY OF THE TENANT'S SUBCONTRACTOR AS WELL AS THOSE UNDER CONTRACT W/ THE G.C.
11. ALL WALL FRAMING NOT BRACED TO DEMISING WALL SHALL BE SECURED OR DIAGONALLY BRACED AT 4'-0" O.C.
12. MINIMUM DIMENSIONS FROM ANY CORNER OR WALL TO FRAMING STUD AT DOORJAMB OPENING SHALL BE 4" (U.N.O.).
13. ADD GROMMET HOLES TO COUNTERTOPS AT OWNERS REQUEST TO HIDE COUNTERTOP EQUIPMENT ELECTRICAL CORDS.
14. TENANTS IS RESPONSIBLE TO FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS IN THE SPACE. FAILURE TO PROPERLY FIELD VERIFY EXISTING CONDITIONS DOES NOT RELIEVE THE TENANT OF ANY EXPENSES OR RESPONSIBILITIES RESULTING FROM THE FAILURE.
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FINISHES

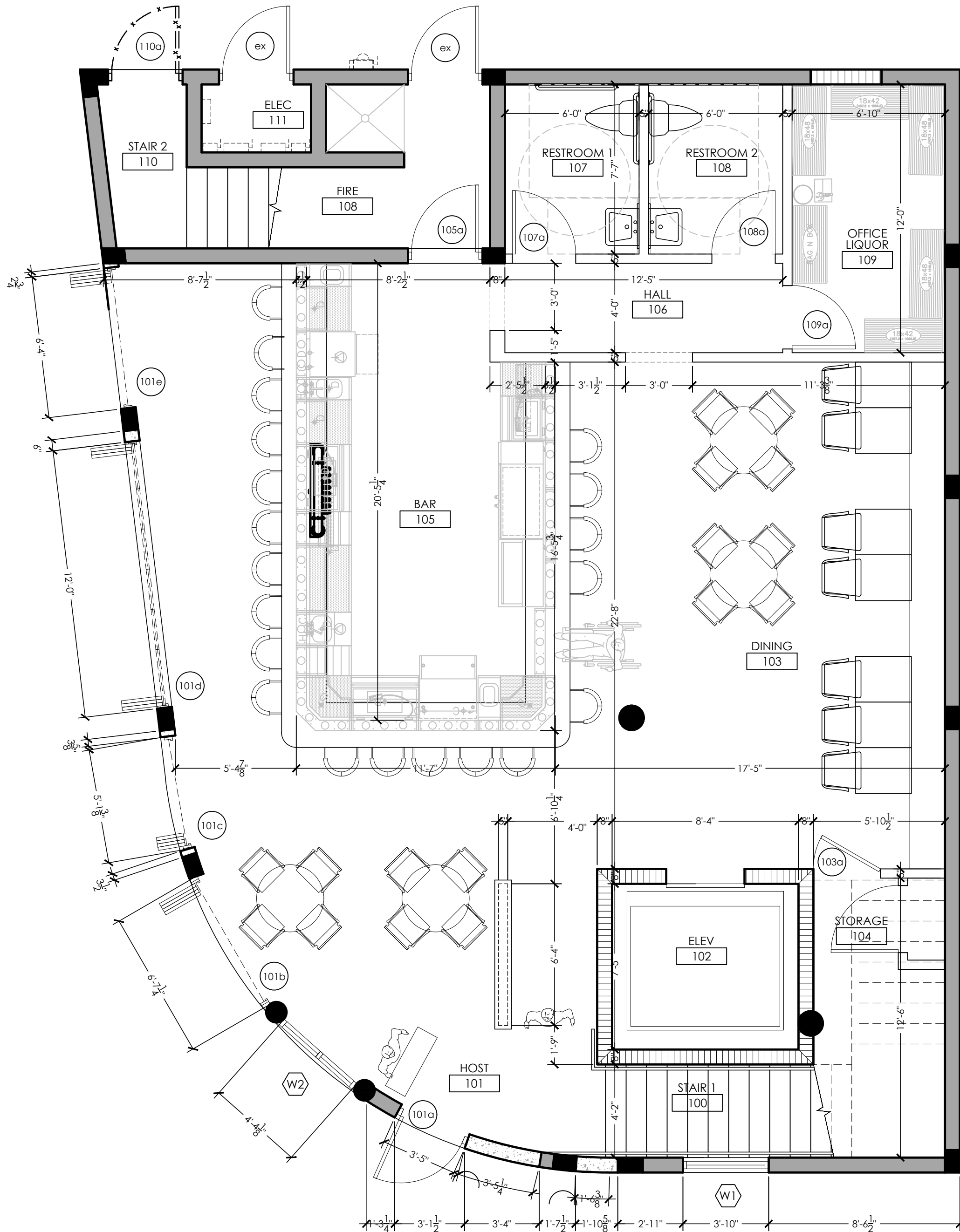
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4. PROVIDE TILE COVE BASE AT RESTROOMS
5. PROVIDE WOOD BASE THROUGHOUT

KEYED NOTES

1 KEYED NOTE

WALL TYPES

- EXISTING WALL
- NEW WALL
- NEW CONCRETE WALL



1 PROPOSED FLOOR PLAN 1/4" = 1'-0"

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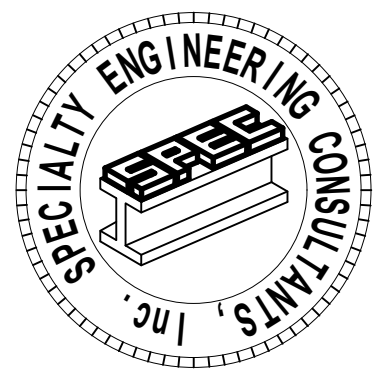
FIRST FLOOR PLAN

PROJECT INFORMATION

POUNCEY
SANDBAR
900 SUNRISE LANE
FORT LAUDERDALE, FL. 33304

CLIENT INFORMATION

EVERGLADES GROUP
719 NORTH DIXIE HIGHWAY
WEST PALM BEACH, FL. 33401



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FILE NAME.

SCALE AS NOTED

DATE 08/24/2021

RVD. BY JFD

DRWN. BY JFD

REVISION

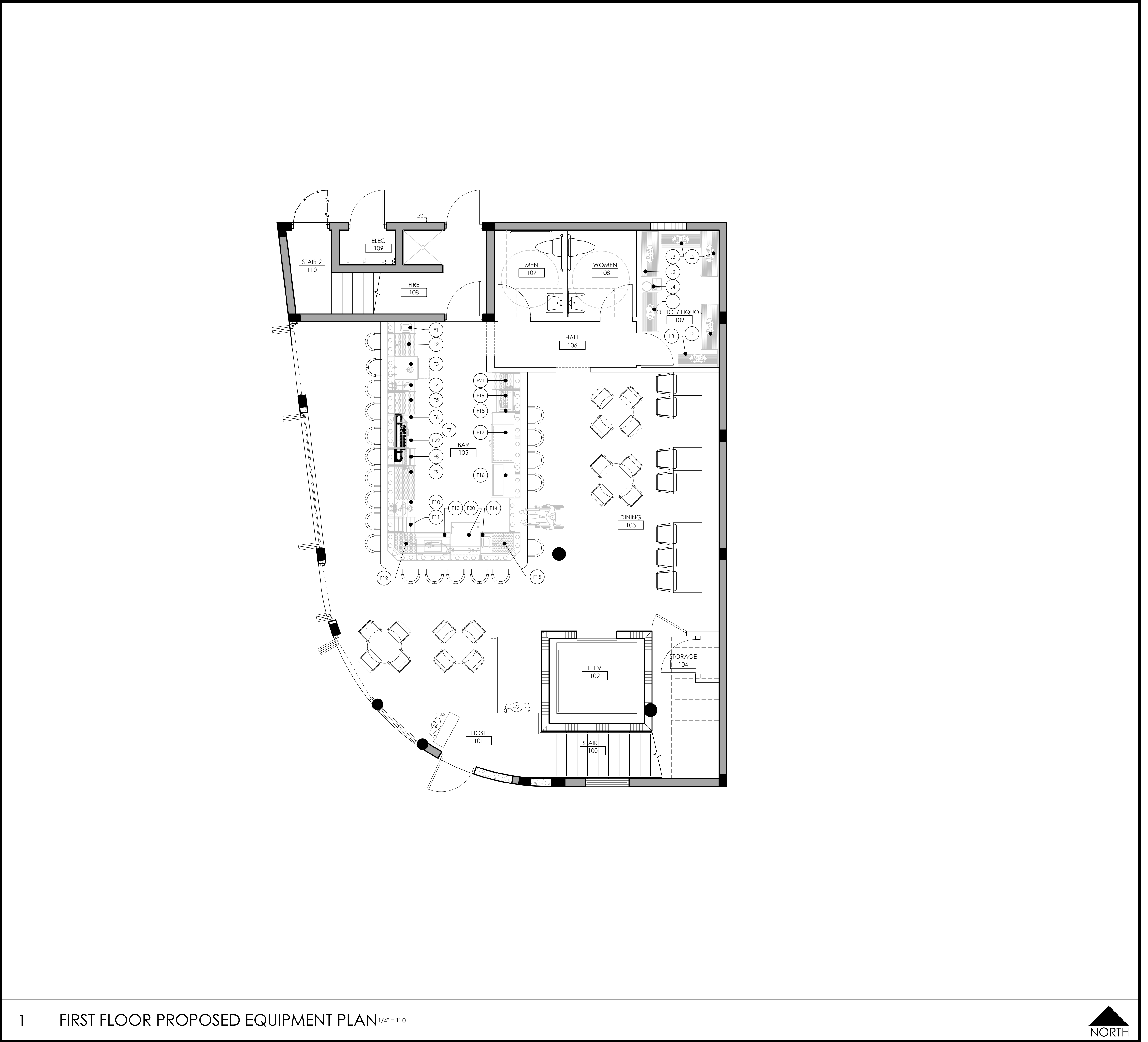
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SEAL
GARY MCDONALD, PE FL #56214
D. MARK LOBLANC, PE FL #35683
D. ADAM LEBLANC, PE FL #77012
JESSICA F. DORNBLASER, AIA NCARB
FLORIDA REGISTRATION A97928

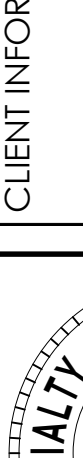
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A201



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FIRST FLOOR PROPOSED EQUIPMENT PLAN 1/4" = 1'-0"

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SHEET INFORMATION		FIRST FLOOR EQUIPMENT PLAN					
PROJECT INFORMATION		POUNCEY SANDBAR 900 SUNRISE LANE FORT LAUDERDALE, FL 33304					
CLIENT INFORMATION		EVERGLADES GROUP 719 NORTH DIXIE HIGHWAY WEST PALM BEACH, FL 33401					
 SPECIALTY ENGINEERING CONSULTANTS, Inc. 1599 SW 30TH AVE. SUITE #20 BOYNTON BEACH, FL 33426 DADE - BROWARD - PALM BEACH FL CA. #009217 561-752-5440 OFFICE 561-752-5542 FAX							
FILE NAME:							
SCALE		AS NOTED					
DATE		08/24/2021					
RVD. BY		JFD					
DRWN. BY		JFD					
REVISION <table border="1" style="width: 100%; height: 30px;"><tr><td style="width: 10%;"> </td><td> </td></tr></table>							
* \$145 (\$200) P.E.C. ALLOWED FOR NET SEALS. * \$400 (\$600) PER SEAL (DESIGN). PLAN REVISION SEALS DIAGNALLY CIRCLED SEALS SHALL COMPLY WITH § 6105 - 30(2)(c).							
SEAL GARY McDOWGLE, PE FL #54214 D. MARK LOBLANC, PE FL #35683 D. ADAM LEBLANC, PE FL #77012 JESSICA F. DORNBLASER, JIA NCARB FLORIDA REGISTRATION AR97928							
SHEET # A202							

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FINISHES

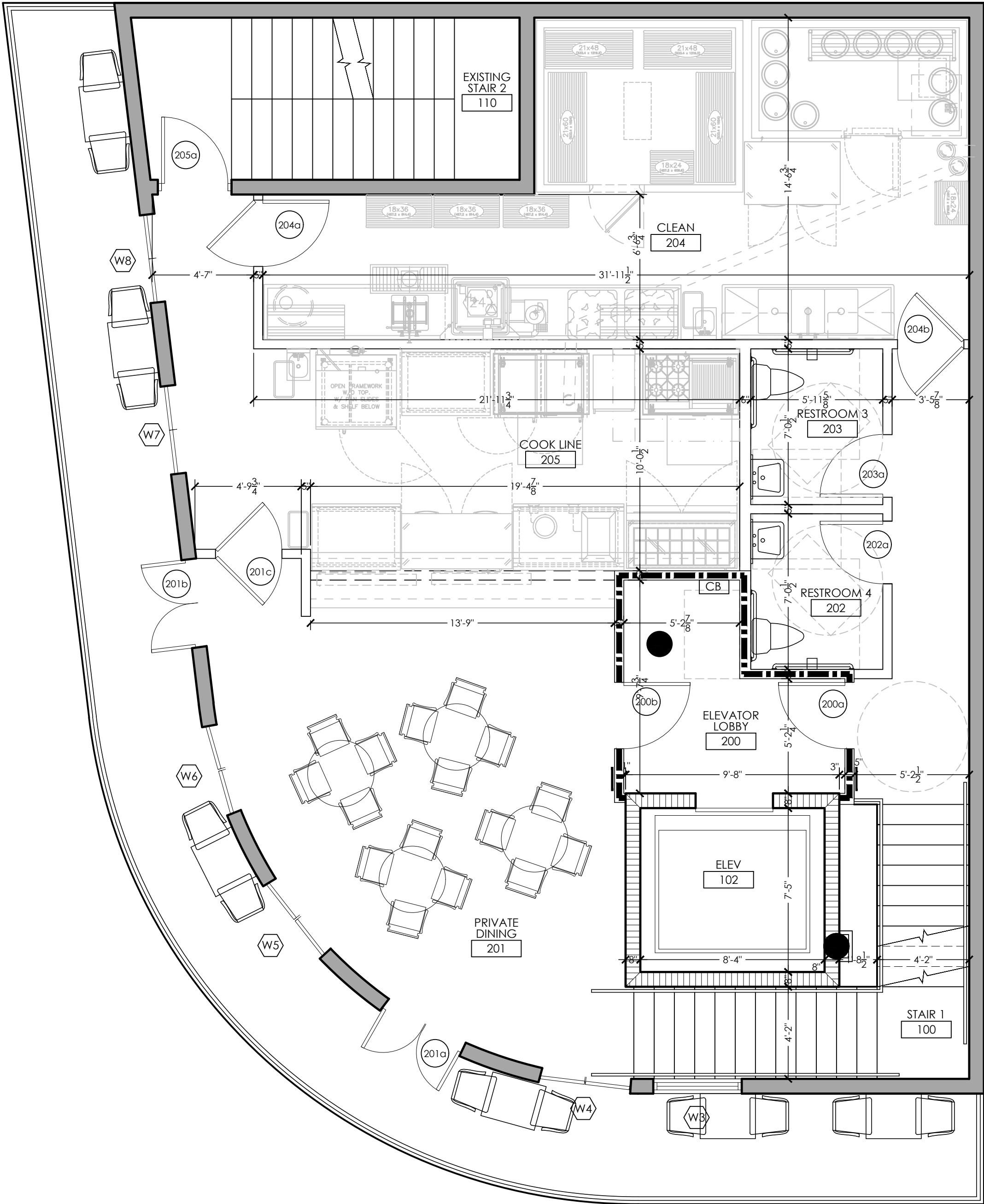
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KEYED NOTES

1 KEYED NOTE

WALL TYPES

- EXISTING WALL
- NEW WALL
- NEW CONCRETE WALL



1 PROPOSED SECOND FLOOR PLAN 1/4" = 1'-0"

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SHEET INFORMATION

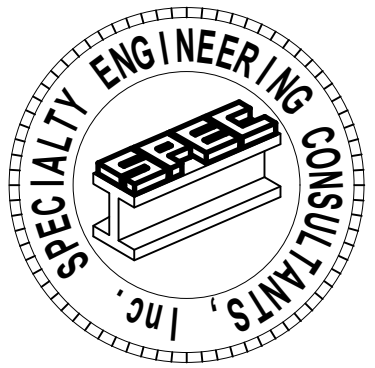
SECOND FLOOR PLAN

PROJECT INFORMATION

POUNCEY
SANDBAR
900 SUNRISE LANE
FORT LAUDERDALE, FL. 33304

CLIENT INFORMATION

EVERGLADES GROUP
719 NORTH DIXIE HIGHWAY
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REVISION

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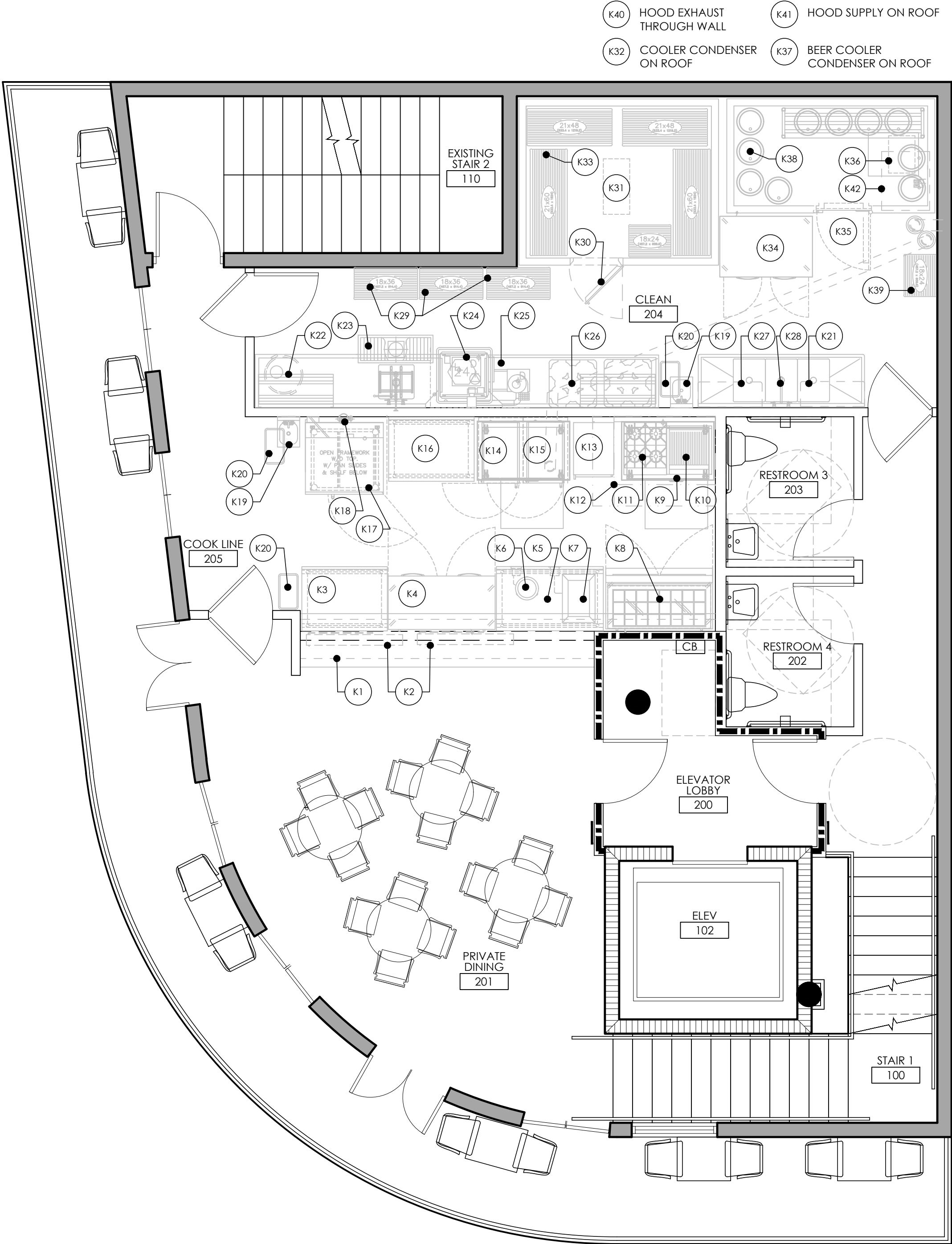
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JESSICA F. DORNBLASER, AIA NCARB
FLORIDA REGISTRATION A97928

SHEET #

A202

NORTH

FIXTURE/EQUIPMENT					
	DESCRIPTION	MANUF. / MODEL	ELECTRICAL	PLUMBING	REMARKS
K1	DOUBLE OVERSHELF	EMJAC CUSTOM	-	-	-
K2	WARMER, FOOD OVERHEAD	HATCO GRAH-54	120V	-	-
K3	TABLE, WORK	JOHN BOOS & CO. S16R5-3648SSK	-	-	-
K4	REFRIG. WORKTOP	CONTINENTAL SW60N	115/60/1	-	-
K5	WORK TABLE	EMJAC CUSTOM	-	-	-
K6	DROP-IN SOUP WELLS	ALTO-SHAAM 1100-RW	120/60/1	-	-
K7	DROP-IN HOT WELL	ALTO-SHAAM 100-HWLF/D6	120/60/1	-	-
K8	REFRIG. SAND. SALAD PREP	CONTINENTAL SW60N24M-HGL-FB	115/60/1	-	-
K9	REFRIG. BASE, COOK TOP SYSTEM	RANDELL FX-1-CS-52	115/60/1	-	-
K10	BROILER, GAS	VULCAN VCCB25	-	2 ¹ / ₂ " GAS	-
K11	HOT PLATE, GAS	VULCAN VCRH24	-	2 ¹ / ₂ " GAS	-
K12	EXHAUST HOOD	CAPTIVE AIR CUSTOM	-	-	SEE SHOP DRAWINGS
K13	OVEN, SLOW COOK/HOLD	ALTO-SHAAM 1200-TH	208-240/60/1	-	-
K14	REFRIG. BASE, COOK TOP SYSTEM	RANDELL FX-1-CS-52	115/60/1	-	-
K15	OVEN, MULTI-COOK	ALTO-SHAAM VMC-H4 (LH)	208-240/60/3	-	-
K16	TABLE, WORK	JOHN BOOS & CO. S16R5-3648SSK	-	-	-
K17	OVEN-STEAMER	ALTO-SHAAM CTP7-20EVH	208-240/60/3	-	-
K18	OVEN-STEAMER ACCESSORY	ALTO-SHAAM 5015711	-	-	-
K19	SINK, HAND, WALL MTD	KROWNE HS-9L	-	1 ¹ / ₂ " IPS C&H 1-1/2" IPS DRAIN	-
K20	WASTE RECEPTACLE	RUBBERMAID SLIM JIM	-	-	-
K21	S/S WALL SHELF	EMJAC CUSTOM	-	-	MISSING
K22	SOIL TABLE/SINK/ SHELF/ FAUCET	EMJAC/T&S CUSTOM/ B-0133-12ACB8ST	-	-	MISSING
K23	FLOOR TROUGH	EMJAC CUSTOM	-	-	MISSING
K24	WAREWASHER	INSINGER MACHINE COMPANY CX 20 W/ VAPOR GUARD	208/60/3	1 ¹ / ₂ " NPT HOT 1-1/2" NPT DRAIN	-
K25	CLEAN TABLE/SHELF	EMJAC CUSTOM	-	-	MISSING
K26	DOLLY, DISHRACK	METRO PCD11A	-	-	-
K27	SINK, SCULLERY, 3 COMPARTMENT	JOHN BOOS & CO. 3B18244-2D18	-	3-1/2" DRAIN TO INDIRECT	-
K28	FAUCET, WALL MOUNTED	T & S BRASS 5F-8WLX14	-	1 ¹ / ₂ " NPT HOT 1 ¹ / ₂ " NPT COLD	-
K29	MISSING	-	-	-	-
K30	WALK IN COOLER	ARTIC CUSTOM	-	-	SEE SHOP DRAWINGS
K31	EVAPORATOR	ARTIC CUSTOM	-	-	PART OF COOLER SEE SHOPS
K32	CONDENSER	ARTIC CUSTOM	-	-	PART OF COOLER SEE SHOPS
K33	SHELVING, WIRE	QUANTUM VARIES	-	-	-
K34	FREEZER, REACH-IN	CONTINENTAL 2FN	115/60/1	-	-
K35	BEER, WALK IN COOLER	ARTIC CUSTOM	-	-	SEE SHOP DRAWINGS
K36	EVAPORATOR	ARTIC CUSTOM	-	-	PART OF COOLER SEE SHOPS
K37	CONDENSER	ARTIC CUSTOM	-	-	PART OF COOLER SEE SHOPS
K38	RACK, KEG	CHANNEL MANUF. KAR80	-	-	-
K39	SHELVING, WIRE	QUANTUM FOOD 2160P	-	-	-
K40	HOOD FAN EXHAUST	CAPTIVE AIRE CUSTOM	-	-	-
K41	HOOD FAN SUPPLY	CAPTIVE AIRE CUSTOM	-	-	-
K42	POWER PAK	KROWNE KPP50-8B	-	-	-



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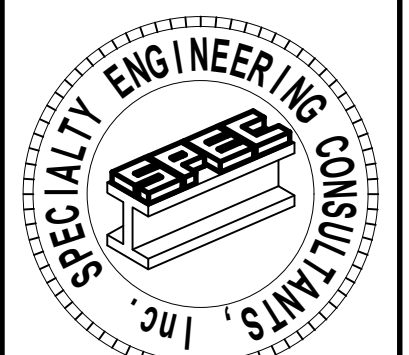
SECOND FLOOR EQUIPMENT PLAN

PROJECT INFORMATION

POUNCEY
SANDBAR
900 SUNRISE LANE
FORT LAUDERDALE, FL. 33304

CLIENT INFORMATION

EVERGLADES GROUP
719 NORTH DIXIE HIGHWAY
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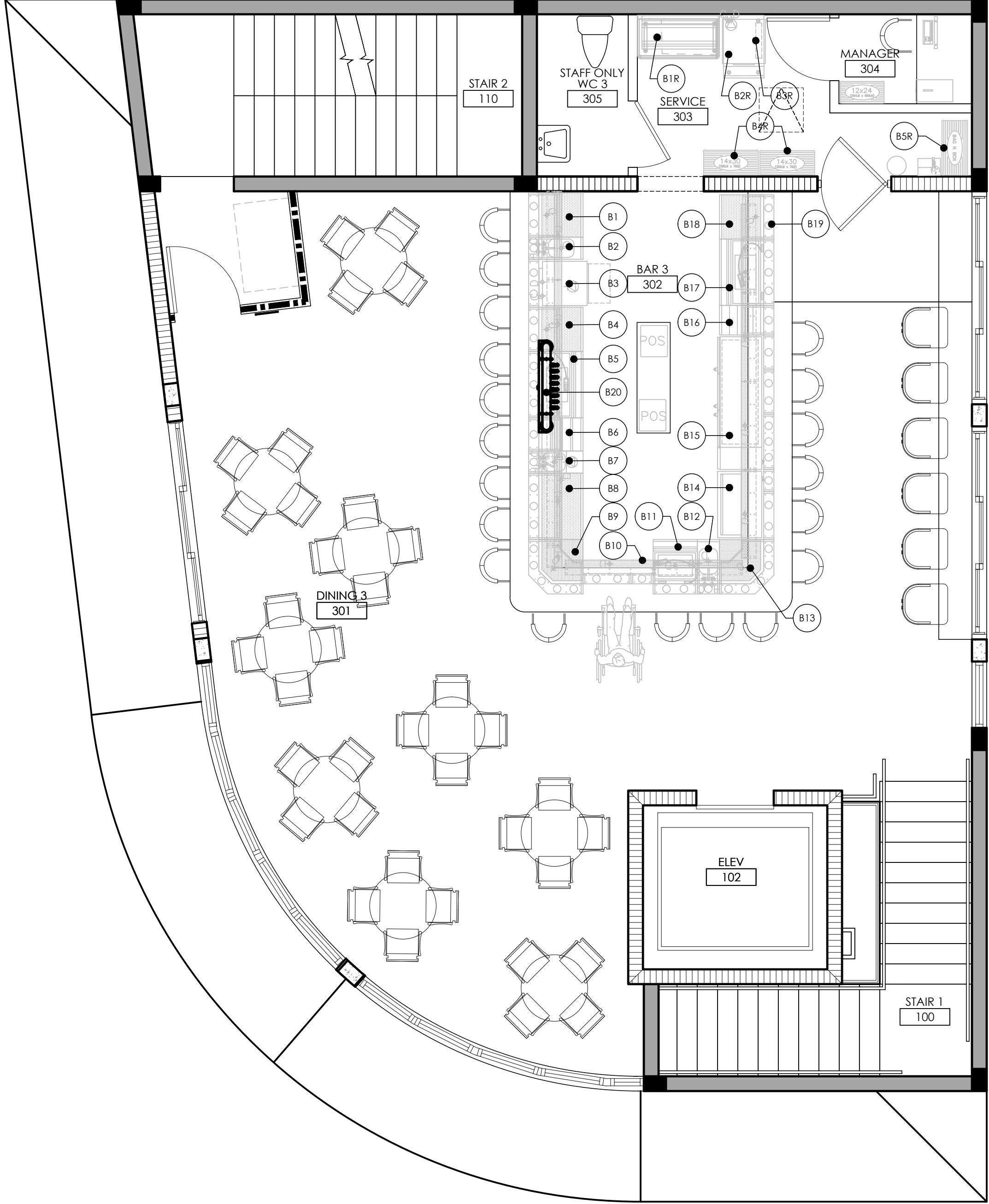
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JESSICA F. DORNBLASER, AIA NCARB
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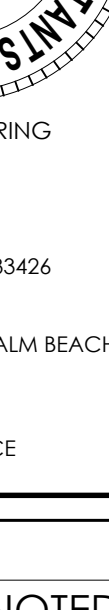
SHEET #

A204

[illegible]

ROOF TOP PROPOSED EQUIPMENT PLAN 1/4" = 1'-0"



SHEET INFORMATION PROJECT INFORMATION POUNCEY SANDBAR ROOF TOP EQUIPMENT PLAN 900 SUNRISE LANE FORT LAUDERDALE, FL 33304	CLIENT INFORMATION EVERGLADES GROUP 719 NORTH DIXIE HIGHWAY WEST PALM BEACH, FL 33401
 SPECIALTY ENGINEERING CONSULTANTS, INC. 1599 SW 30TH AVE. SUITE #120 BOYNTON BEACH, FL 33426 DIADÉ - BROWARD - PALM BEACH FL CA - 8009217 561-752-5440 OFFICE 561-752-5542 FAX	
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SHEET # A205	

FLOOR PLAN NOTES

1. THESE DRAWINGS WERE CREATED FROM EXISTING RECORD DRAWINGS AND ARE INTENDED TO SHOW THE GENERAL CONDITIONS THAT ARE EXPECTED TO OCCUR. FIELD MEASURE, SURVEY, AND VERIFY SCIENTIFICALLY THE EXISTING SPACE, PROVIDED UTILITIES, AND CONTEXTUAL INFORMATION PRIOR TO COMMENCEMENT OF CONSTRUCTION.
2. PROVIDE 2 X 6 DIMENSIONED FIRE RETARDANT BLOCKING IN PARTITIONS TO RECEIVE WALL MOUNTED FIXTURES, CABINETRY, AND SHELVING.
3. DIMENSIONS SHOWN ON FLOOR PLAN, SECTIONS, ELEVATIONS, AND DETAILS ARE TO THE FINISH FACE OF STUD, MASONRY, CONCRETE, GRID LINES, UNLESS OTHERWISE NOTED. ALL ELEVATION HEIGHTS ARE MEASURED FROM THE FINISHED FLOOR.
4. PATCH CONCRETE SLAB AS REQUIRED PER SPECIFICATIONS FOR FLOORING.
5. MAINTAIN EXISTING FIRE RATINGS AT TENANT SEPARATION WALLS DURING DEMOLITION AND CONSTRUCTION ACTIVITIES.
6. THE G.C. SHALL VERIFY DIMENSIONS OF THE EXISTING SPACE & OF ANY EXISTING CONSTRUCTION TO REMAIN BY ACTUAL MEASUREMENT BEFORE ANY WORK IS TO BE PERFORMED. IF MEASUREMENTS DIFFER FROM DIMENSIONS INDICATED ON THE PLANS THE G.C. IS TO NOTIFY THE TENANT IMMEDIATELY. THE G.C. IS RESPONSIBLE FOR CORRECTING ANY & ALL DISCREPANCIES AT NO ADDITIONAL EXPENSE TO TENANT.
7. G.C. SHALL PATCH AND REPAIR ALL EXISTING SURFACES AS NECESSARY PRIOR TO APPLYING NEW FINISHES. ALL SOFT, POROUS, FLAKING OR OTHERWISE DEFECTIVE FINISHES SHALL BE REMOVED BEFORE APPLICATION OF NEW MATERIALS. OPENINGS, VOIDS, OR UNFINISHED SURFACES CREATED BY REMOVAL OR MODIFICATION OF EXISTING WORK SHALL BE FILLED OR PATCH & FINISHED AS NECESSARY TO MATCH EXISTING CONDITIONS FOR NEW FINISHES REQ. SPECIFICALLY FLOOR SURFACES AT ENTRY SHALL BE LEVELED TO ASSURE SMOOTH SURFACE TRANSITION BETWEEN EXISTING & NEW FLOOR FINISH MATERIALS.
8. THE G.C. IS RESPONSIBLE TO MAINTAIN THE ARCHITECTURAL, STRUCTURAL, AND FIRE RATING INTEGRITY OF THE LANDLORD'S DEMISING WALLS, FLOOR SLAB, BEAMS, COLUMNS, ROOF DECK, ETC.
9. ALL GYPSUM BOARD TO BE 5/8" TYPE "X" UNLESS NOTED OTHERWISE.
10. THE G.C. SHALL COORDINATE WORK OF VARIOUS TRADES IN INSTALLATION OF INTERRELATED WORK. BEFORE INSTALLATION OR WORK BY ANY TRADE BEGINS, MAKE PROPER PROVISIONS TO AVOID INTERFERENCES. THIS SHALL INCLUDE WORK BY ANY OF THE TENANT'S SUBCONTRACTOR AS WELL AS THOSE UNDER CONTRACT W/ THE G.C.
11. ALL WALL FRAMING NOT BRACED TO DEMISING WALL SHALL BE SECURED OR DIAGONALLY BRACED AT 4'-0" O.C.
12. MINIMUM DIMENSIONS FROM ANY CORNER OR WALL TO FRAMING STUD AT DOORJAMB OPENING SHALL BE 4" (U.N.O.).
13. ADD GROMMET HOLES TO COUNTERTOPS AT OWNERS REQUEST TO HIDE COUNTERTOP EQUIPMENT ELECTRICAL CORDS.
14. TENANTS IS RESPONSIBLE TO FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS IN THE SPACE. FAILURE TO PROPERLY FIELD VERIFY EXISTING CONDITIONS DOES NOT RELIEVE THE TENANT OF ANY EXPENSES OR RESPONSIBILITIES RESULTING FROM THE FAILURE.
15. NOTHING IS PERMITTED TO BE ATTACHED TO, SUSPEND FROM, OR PENETRATE THE ROOF DECK. TENANTS MAY ATTACH TO THE TOP CHORD OF JOIST(S) OR THE STRUCTURAL STEEL. ALL WALL CONSTRUCTION SHALL BE SUPPORTED IN THIS MANNER. NO WELDING OR SHOOTING INTO THE STRUCTURE IS PERMITTED.

FINISHES

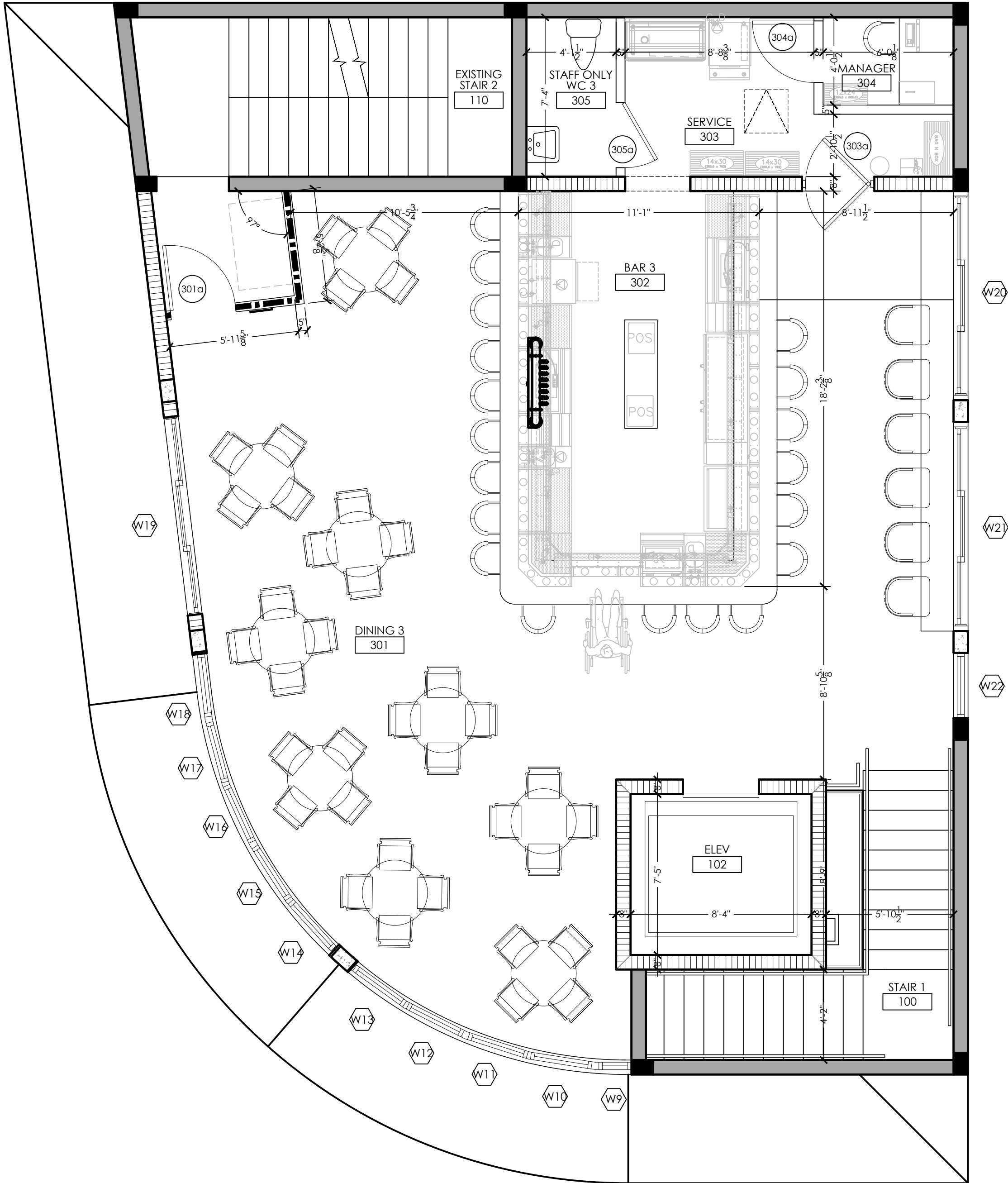
1. PROVIDE IMPERVIOUS NON SLIP FLOORING MATERIAL AT RESTROOMS AND OTHER WET AREAS.
2. ALL WALLS SHALL BE PAINTED. COLOR TO BE DETERMINED BY OWNER. 1 COAT PRIMER, 2 COATS FINISH PAINT.
3. PROVIDE WALL TILE, OR OTHER IMPERVIOUS MATERIALS AT RESTROOMS UP TO 48" A.F.F.
4. PROVIDE TILE COVE BASE AT RESTROOMS
5. PROVIDE WOOD BASE THROUGHOUT

KEYED NOTES

1 KEYED NOTE

WALL TYPES

- EXISTING WALL
- NEW WALL
- NEW CONCRETE WALL



1 PROPOSED THIRD FLOOR PLAN 1/4" = 1'-0"

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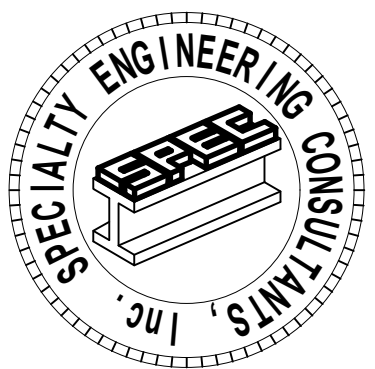
THIRD FLOOR PLAN

PROJECT INFORMATION

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A203



ROOF PLAN NOTES

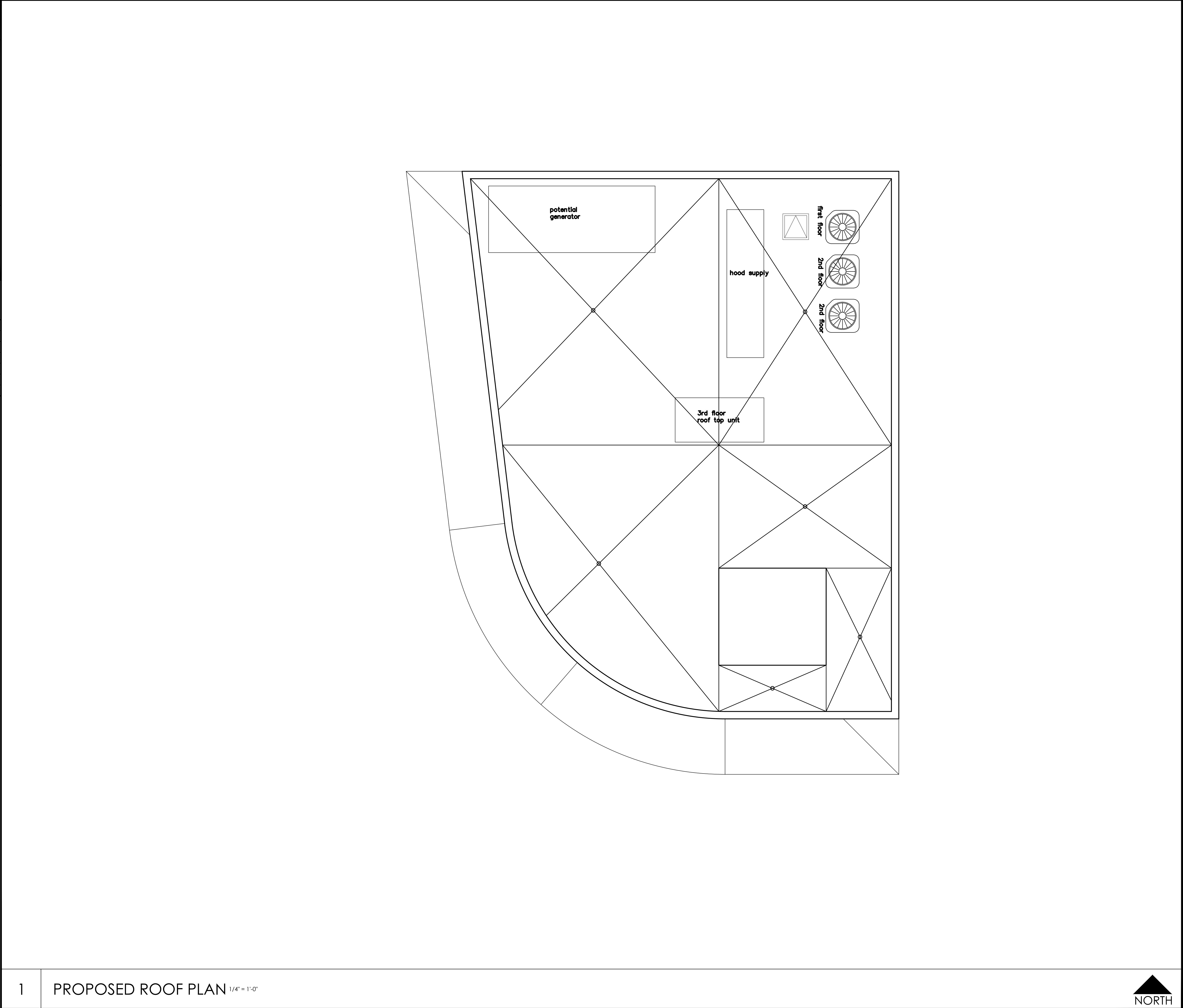
1. MINIMUM SLOPE REQUIREMENTS FOR FLAT ROOFING SHALL BE ¼ INCH PER FOOT.
2. PARAPET AND CURB FLASHING SHALL BE ALUMINUM AND MUST BE SEPARATED FROM PRESSURE TREATED WOOD AND POURED IN PLACE CONCRETE.
3. METAL FLASHINGS / DRIP EDGES OF THE ROOF ASSEMBLY SHALL BE PROPERLY FINISHED TO MEET THE AESTHETIC AND ENVIRONMENTAL REQUIREMENTS OF THE PROJECT.
4. METAL FLASHING TO WALLS SHALL BE SEALED TO THE WALLS USING ROOFING MASTIC.
5. A TAPERED ROOFING INSULATION SYSTEM PLAN SHALL BE INCLUDED WITH THE ROOFING SUBMITTAL.
6. ANY PROPOSED LIGHTNING PROTECTION SYSTEM SHALL BE INSTALLED PER NFPA-780.

ROOF PLAN LEGEND

	INDICATES DIRECTION OF 1/4":12 SLOPE MINIMUM,
	INDICATES DIRECTION OF SLOPE (SEE PLAN FOR SLOPE)
R.W.L. 	DESIGNATES EXISTING PRIMARY ROOF DRAIN
O.D. 	DESIGNATES EXISTING OVERFLOW DRAIN
	DESIGNATES PROPOSED GUTTER

STORM DRAIN SIZING

ROOF ID	RAINFALL (IN/HR)	AREA CUB FEET	CUB TO GALLON	GPM TO GPM	PIPE SIZE @ $\frac{1}{2}$ SLOPE
D1	5.0	795	5,977.44	99.624	4
D2	5.0	591	4,443.609	74.06015	4
D3	5.0	272	2,045.113	34.085	3
D4	5.0	120	902.255	15.037	2
D5	5.0	64	481.203	8.02	2
D6	5.0	589	4,428.571	73.80	4



PROPOSED ROOF PLAN 1/4" = 1'-0"



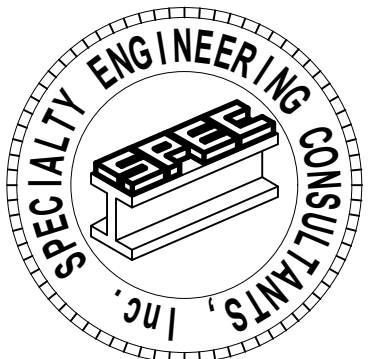
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PROPOSED ROOF PLAN

POUNCEY
SANDBAR

FORT LAUDERDALE, FL. 33304

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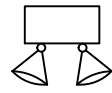
REVISION

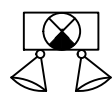
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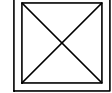
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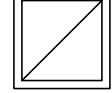
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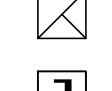
REFLECTED CEILING PLAN SYMBOL

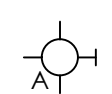
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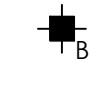
EMERGENCY LIGHT FIXTURE
W/ BATTERY PACK.
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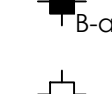
EMERGENCY LIGHT FIXTURE
W/ EXIT SIGN WITH BATTERY
BACKUP. HATCH AREA
INDICATES FACE OF SIGN
- 

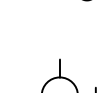
SUPPLY DIFFUSER
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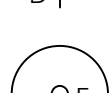
RETURN DIFFUSER
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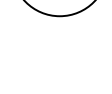
EXHAUST FAN
- 

JUNCTION BOX
- 

WALL SCONCE
- 

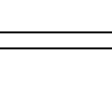
PENDANT LIGHT
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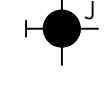
PENDANT LIGHT
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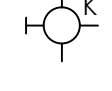
BAR PENDANT LIGHT
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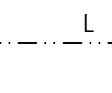
ART DISPLAY LIGHT
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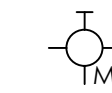
CHANDELIER
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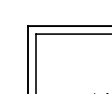
CHANDELIER
- 

SURFACE MOUNTED
DOWNLIGHT
- 

LED LINEAR LIGHT
- 

VANITY WALL SCONCE
- 

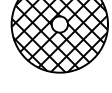
EXTERIOR RATED GAS LIGHT
SCONCE
- 

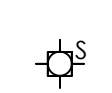
LED ACCENT ROPE LIGHTING
- 

UTILITY LIGHT WALL MOUNTED
ABOVE DOOR
- 

2' X 2' FLAT PANEL LED LIGHT
- 

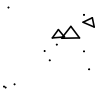
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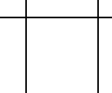
TIERED CHANDELIER
- 

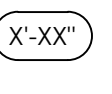
GLOBE CHANDELIER
- 

GLOBE PENDANT
- 

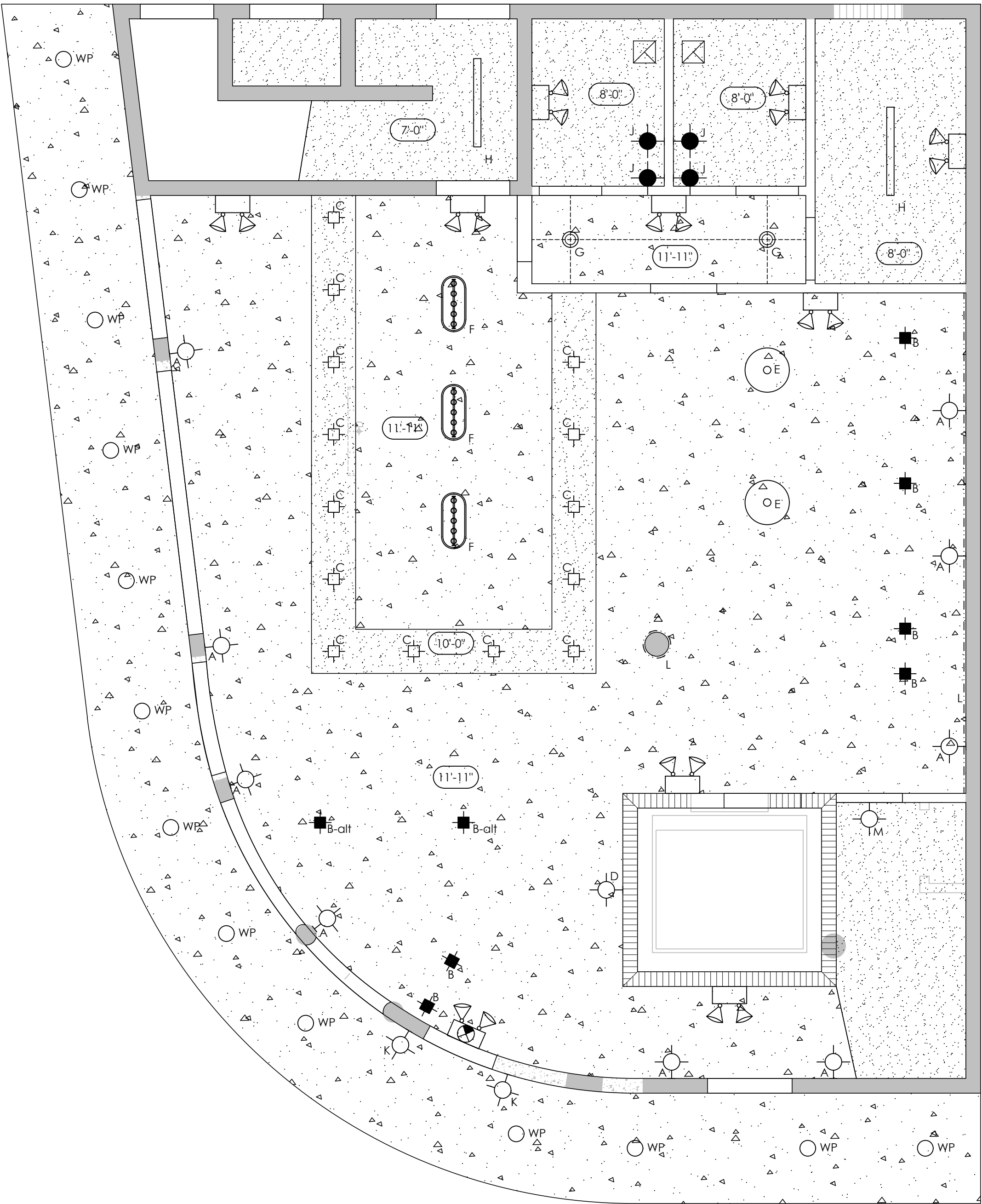
WEATHER PROOF SURFACE
MOUNTED LIGHT
- 

DRYWALL CEILING.
HEIGHTS VARY SEE PLAN.
- 

EXPOSED CEILING
SPRAY FOAM UNDERSIDE OF
DECK IN BLACK
- 

2' X 4' CLEAN ROOM
ACOUSTICAL CEILING TILE IN
METAL GRID
- 

PROPOSED CEILING HEIGHT
MEASURED FROM FINISHED FLOOR



CEILING PLAN NOTES

1. CONTRACTOR SHALL PROVIDE AND INSTALL ACCESS PANELS AS REQUIRED BY THE BUILDING DEPARTMENT OR NORMAL GOOD PRACTICE TO PROVIDE ACCESS TO ALL TERMINAL BOXES, VOLUME DAMPERS, AND VALVES, ETC. COORDINATE LOCATIONS WITH THE ARCHITECT.
2. PATCH AND REFINISH CEILINGS AS REQUIRED BY WORK PERFORMED BY OTHER TRADES.
3. ALL NEW CEILINGS TO BE SUSPENDED GYPSUM BOARD UNLESS NOTED OTHERWISE.
4. LIGHT FIXTURE LOCATIONS MAY VARY DUE TO CONFLICTS W/EXISTING CONDITIONS ABOVE CEILING.
5. G.C. SHALL COORDINATE ALL FIXTURE & DEVICE TYPES W/ TENANT PRIOR TO ORDERING.
6. G.C. SHALL PROVIDE FULLY ENGINEERED SHOP DRAWINGS IF FIRE SPRINKLER SYSTEM IS PRESENT AND NEEDS TO BE MODIFIED.

KEYED NOTES

1 NOT USED

1

GROUND FLOOR PROPOSED REFLECTED CEILING PLAN 1/4" = 1'-0"



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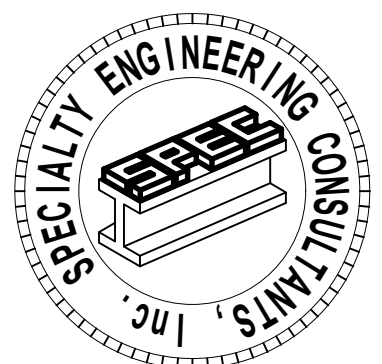
GROUND FLOOR
REFLECTED CEILING
PLAN

PROJECT INFORMATION

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FILE NAME:

SCALE AS NOTED

DATE 08/24/2021

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DRWN. BY JFD

REVISION

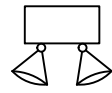
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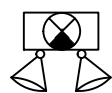
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D. ADAM LeBLANC, PE, FL #77012
JESSICA F. DORNBLASER, AIA, NCARB
FLORIDA REGISTRATION #897928

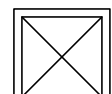
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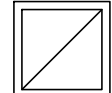
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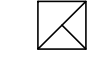
REFLECTED CEILING PLAN SYMBOL

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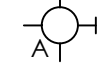
EMERGENCY LIGHT FIXTURE
W/ BATTERY PACK.
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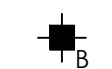
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W/ EXIT SIGN WITH BATTERY
BACKUP. HATCH AREA
INDICATES FACE OF SIGN
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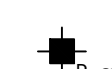
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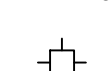
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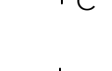
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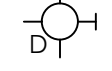
JUNCTION BOX
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WALL SCONCE
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PENDANT LIGHT
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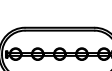
PENDANT LIGHT
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BAR PENDANT LIGHT
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ART DISPLAY LIGHT
- 

CHANDELIER
- 

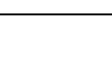
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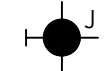
SURFACE MOUNTED
DOWNLIGHT
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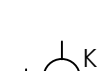
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VANITY WALL SCONCE
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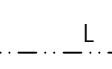
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SCONCE
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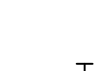
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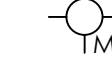
UTILITY LIGHT WALL MOUNTED
ABOVE DOOR
- 

2' X 2' FLAT PANEL LED LIGHT
- 

UNIQUE STATEMENT PENDANT
- 

TIERED CHANDELIER
- 

GLOBE CHANDELIER
- 

GLOBE PENDANT
- 

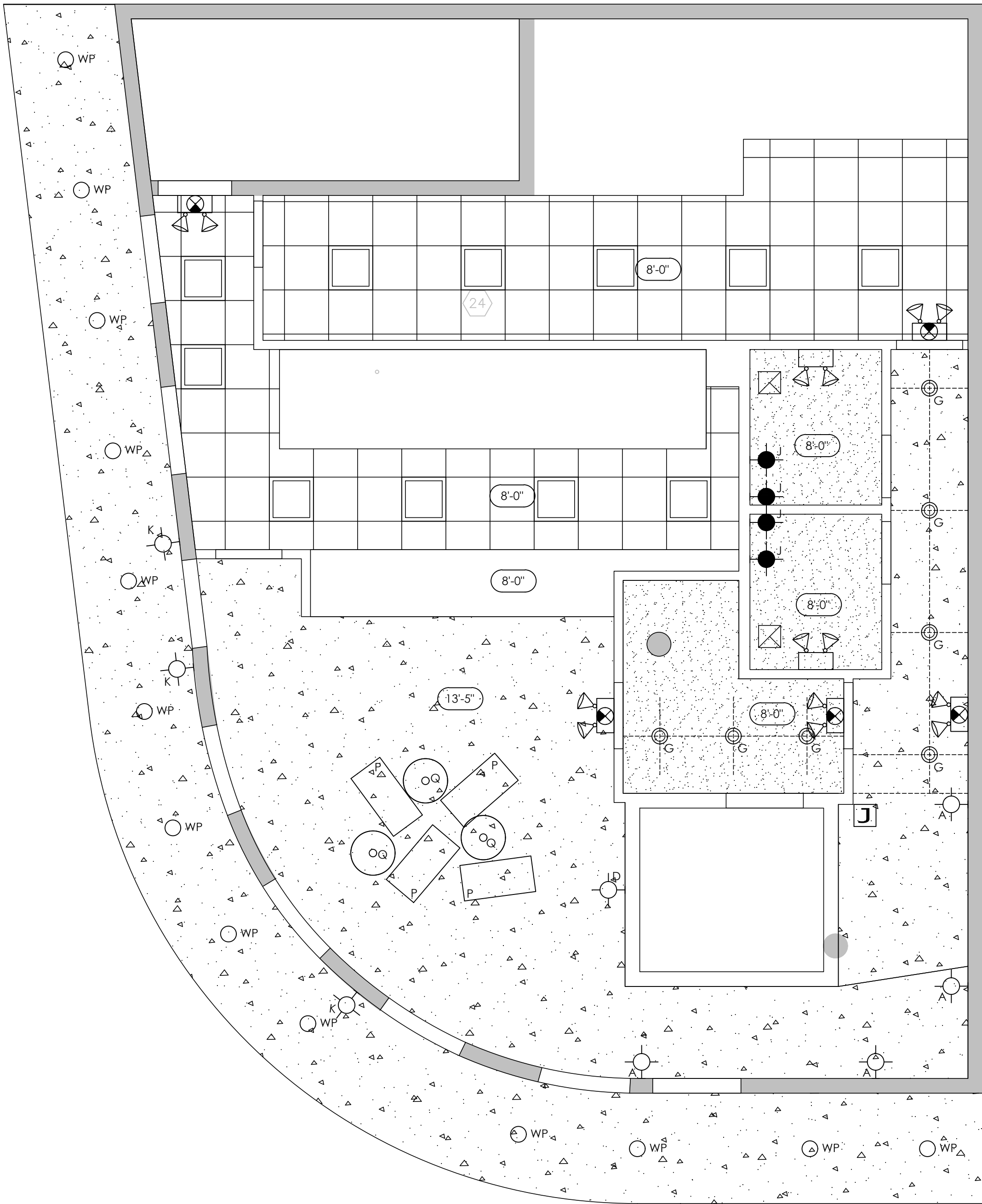
WEATHER PROOF SURFACE
MOUNTED LIGHT
- 

DRYWALL CEILING,
HEIGHTS VARY SEE PLAN.
- 

EXPOSED CEILING
SPRAY FOAM UNDERSIDE OF
DECK IN BLACK
- 

2' X 4' CLEAN ROOM
ACOUSTICAL CEILING TILE IN
METAL GRID
- 

PROPOSED CEILING HEIGHT
MEASURED FROM FINISHED FLOOR



CEILING PLAN NOTES

1. CONTRACTOR SHALL PROVIDE AND INSTALL ACCESS PANELS AS REQUIRED BY THE BUILDING DEPARTMENT OR NORMAL GOOD PRACTICE TO PROVIDE ACCESS TO ALL TERMINAL BOXES, VOLUME DAMPERS, AND VALVES, ETC. COORDINATE LOCATIONS WITH THE ARCHITECT.
2. PATCH AND REFINISH CEILINGS AS REQUIRED BY WORK PERFORMED BY OTHER TRADES.
3. ALL NEW CEILINGS TO BE SUSPENDED GYPSUM BOARD UNLESS NOTED OTHERWISE.
4. LIGHT FIXTURE LOCATIONS MAY VARY DUE TO CONFLICTS W/EXISTING CONDITIONS ABOVE CEILING.
5. G.C. SHALL COORDINATE ALL FIXTURE & DEVICE TYPES W/ TENANT PRIOR TO ORDERING.
6. G.C. SHALL PROVIDE FULLY ENGINEERED SHOP DRAWINGS IF FIRE SPRINKLER SYSTEM IS PRESENT AND NEEDS TO BE MODIFIED.

KEYED NOTES

1 NOT USED

1

SECOND FLOOR PROPOSED REFLECTED CEILING PLAN 1/4" = 1'-0"

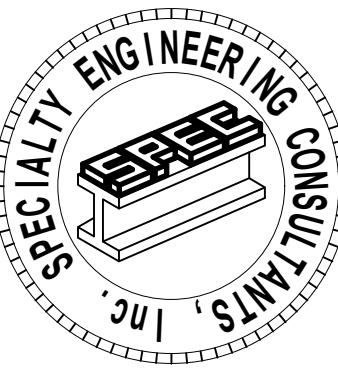


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SHEET INFORMATION
SECOND FLOOR
REFLECTED CEILING
PLAN

PROJECT INFORMATION
POUNCEY
SANDBAR
900 SUNRISE LANE
FORT LAUDERDALE, FL 33304

CLIENT INFORMATION
EVERGLADES GROUP
719 NORTH DIXIE HIGHWAY
WEST PALM BEACH, FL 33401



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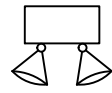
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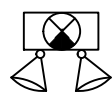
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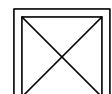
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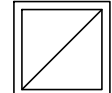
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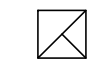
REFLECTED CEILING PLAN SYMBOL

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EMERGENCY LIGHT FIXTURE
W/ BATTERY PACK.
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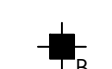
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W/ EXIT SIGN WITH BATTERY
BACKUP. HATCH AREA
INDICATES FACE OF SIGN
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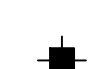
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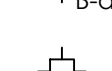
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EXHAUST FAN
- 

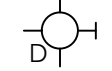
JUNCTION BOX
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WALL SCONCE
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PENDANT LIGHT
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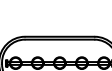
PENDANT LIGHT
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BAR PENDANT LIGHT
- 

ART DISPLAY LIGHT
- 

CHANDELIER
- 

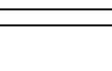
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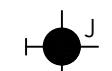
SURFACE MOUNTED
DOWNLIGHT
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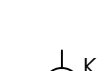
LED LINEAR LIGHT
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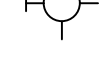
VANITY WALL SCONCE
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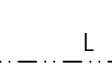
EXTERIOR RATED GAS LIGHT
SCONCE
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LED ACCENT ROPE LIGHTING
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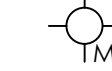
UTILITY LIGHT WALL MOUNTED
ABOVE DOOR
- 

2' X 2' FLAT PANEL LED LIGHT
- 

UNIQUE STATEMENT PENDANT
- 

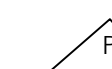
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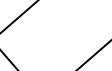
GLOBE CHANDELIER
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GLOBE PENDANT
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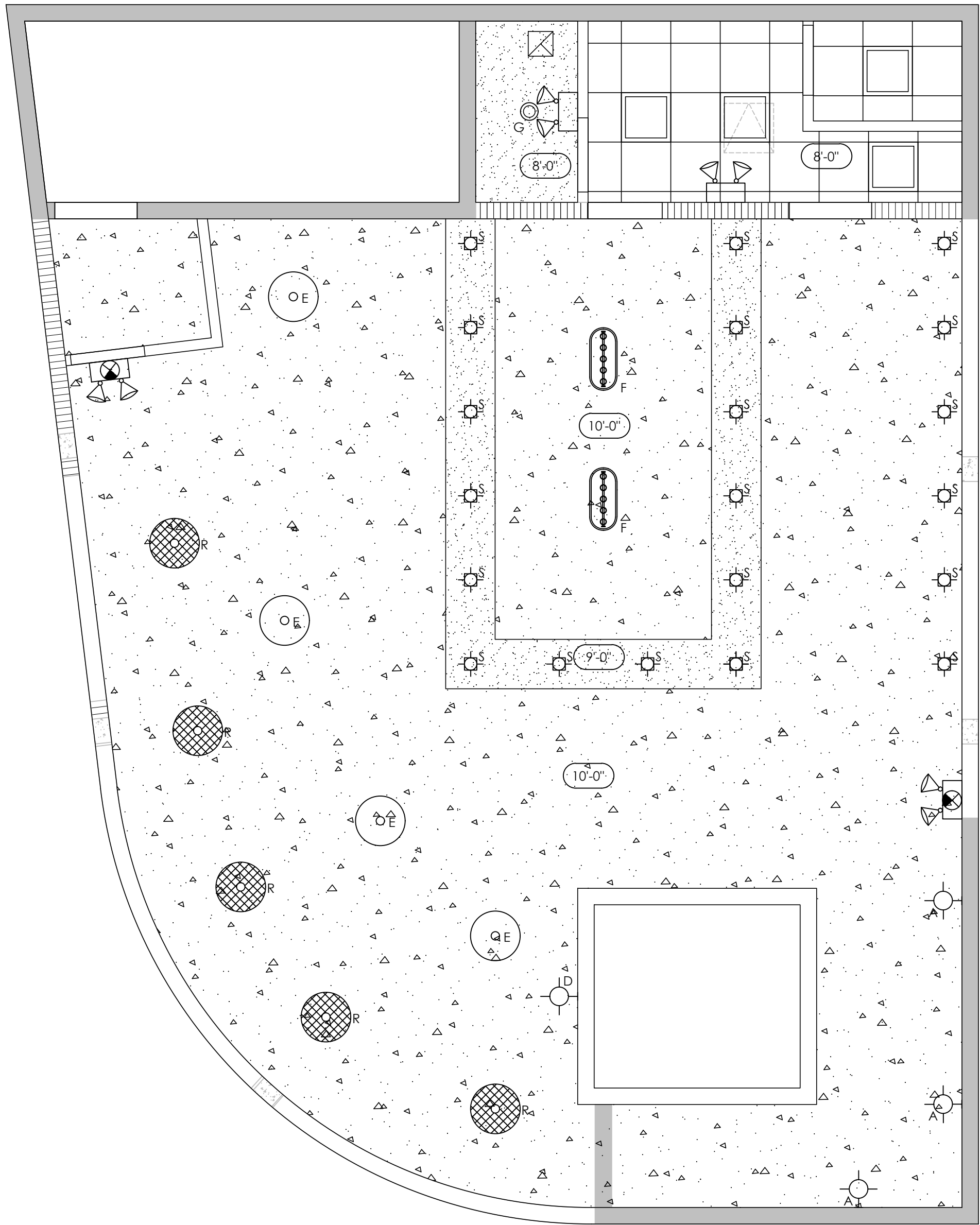
WEATHER PROOF SURFACE
MOUNTED LIGHT
- 

DRYWALL CEILING,
HEIGHTS VARY SEE PLAN.
- 

EXPOSED CEILING
SPRAY FOAM UNDERSIDE OF
DECK IN BLACK
- 

2' X 4' CLEAN ROOM
ACOUSTICAL CEILING TILE IN
METAL GRID
- 

PROPOSED CEILING HEIGHT
MEASURED FROM FINISHED FLOOR



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KEYED NOTES

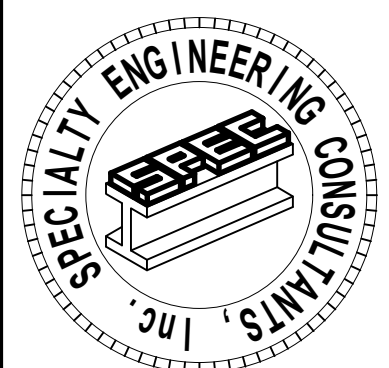
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PLAN

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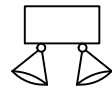
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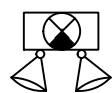
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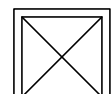
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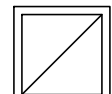


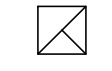
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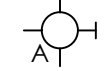
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W/ BATTERY PACK.
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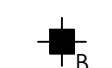
EMERGENCY LIGHT FIXTURE
W/ EXIT SIGN WITH BATTERY
BACKUP. HATCH AREA
INDICATES FACE OF SIGN
- 

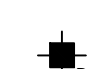
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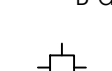
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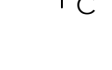
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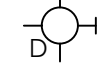
JUNCTION BOX
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WALL SCONCE
- 

PENDANT LIGHT
- 

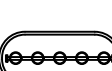
PENDANT LIGHT
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BAR PENDANT LIGHT
- 

ART DISPLAY LIGHT
- 

CHANDELIER
- 

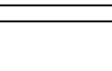
CHANDELIER
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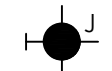
SURFACE MOUNTED
DOWNLIGHT
- 

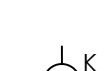
LED LINEAR LIGHT
- 

VANITY WALL SCONCE
- 

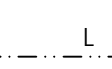
EXTERIOR RATED GAS LIGHT
SCONCE
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LED ACCENT ROPE LIGHTING
- 

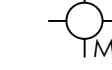
UTILITY LIGHT WALL MOUNTED
ABOVE DOOR
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2' X 2' FLAT PANEL LED LIGHT
- 

UNIQUE STATEMENT PENDANT
- 

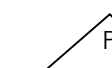
TIERED CHANDELIER
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GLOBE CHANDELIER
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GLOBE PENDANT
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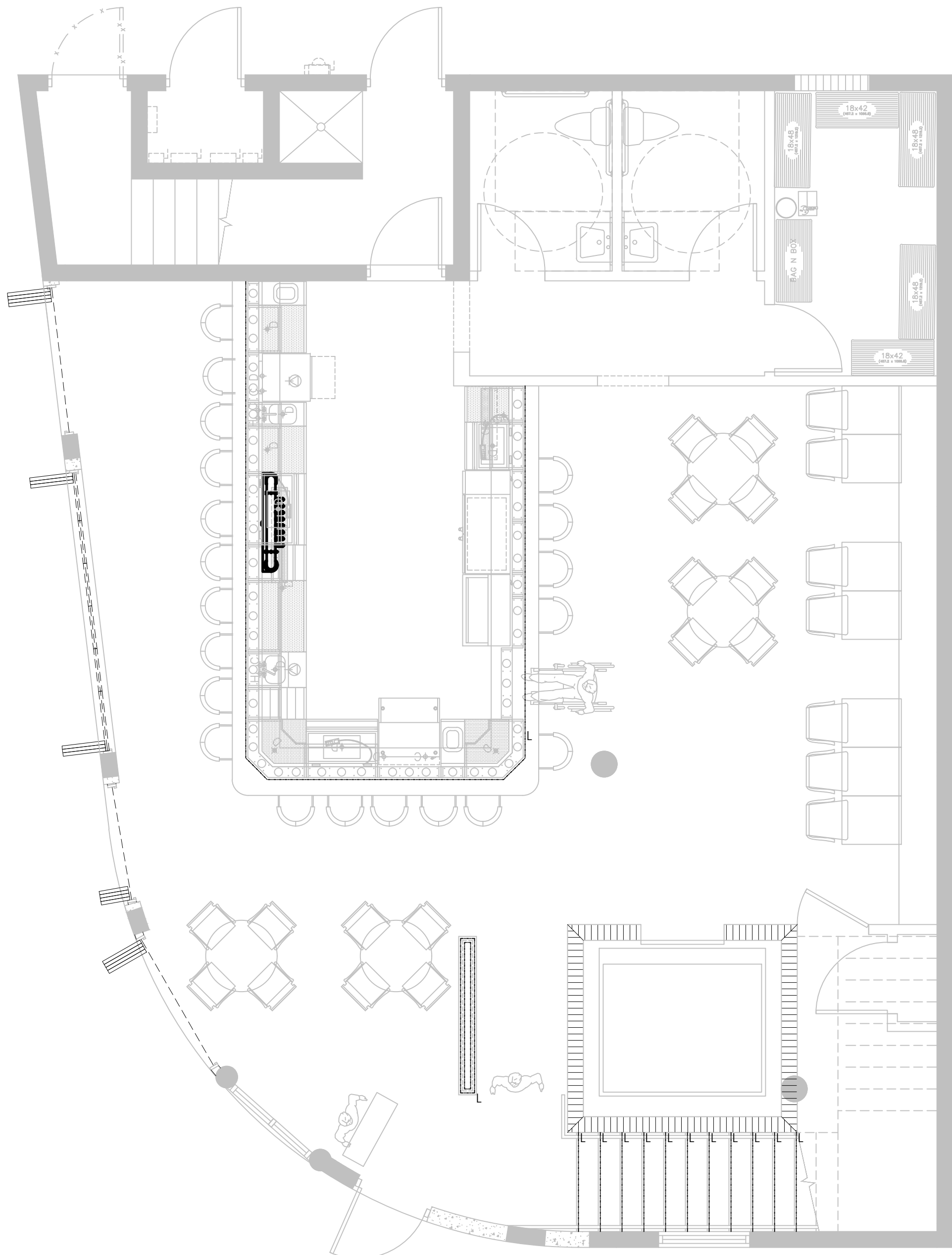
WEATHER PROOF SURFACE
MOUNTED LIGHT
- 

DRYWALL CEILING.
HEIGHTS VARY SEE PLAN.
- 

EXPOSED CEILING
SPRAY FOAM UNDERSIDE OF
DECK IN BLACK
- 

2' X 4' CLEAN ROOM
ACOUSTICAL CEILING TILE IN
METAL GRID
- 

PROPOSED CEILING HEIGHT
MEASURED FROM FINISHED FLOOR



1

FIRST FLOOR LEVEL SEATING PLAN 1/4" = 1'-0"



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SHEET INFORMATION

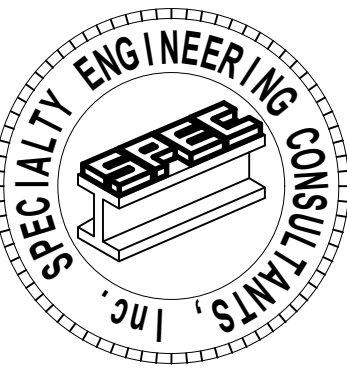
FIRST FLOOR LEVEL
SEATING PLAN

PROJECT INFORMATION

POUNCEY
SANDBAR
900 SUNRISE LANE
FORT LAUDERDALE, FL 33304

CLIENT INFORMATION

EVERGLADES GROUP
719 NORTH DIXIE HIGHWAY
WEST PALM BEACH, FL 33401



SPECIALTY ENGINEERING
CONSULTANTS, Inc.

1599 SW 30th AVE.
SUITE #20
BOYNTON BEACH, FL 33426

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FL, CA. #009217

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861 - 752 - 5542 FAX

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DATE 08/24/2021

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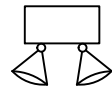
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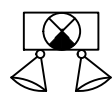
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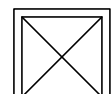
SEAL
GARY McDOUGLE, PE, FL #56214
D. MARK LeBLANC, PE, FL #35663
D. ADAM LeBLANC, PE, FL #77012
JESSICA F. DORNBLASER, AIA, NCARB
FLORIDA REGISTRATION A897928

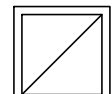
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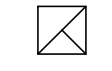
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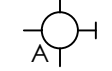
EMERGENCY LIGHT FIXTURE
W/ BATTERY PACK.
- 

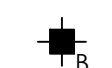
EMERGENCY LIGHT FIXTURE
W/ EXIT SIGN WITH BATTERY
BACKUP. HATCH AREA
INDICATES FACE OF SIGN
- 

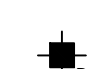
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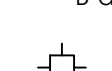
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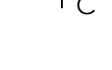
EXHAUST FAN
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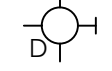
JUNCTION BOX
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WALL SCONCE
- 

PENDANT LIGHT
- 

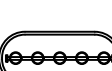
PENDANT LIGHT
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BAR PENDANT LIGHT
- 

ART DISPLAY LIGHT
- 

CHANDELIER
- 

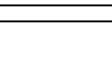
CHANDELIER
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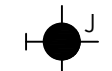
SURFACE MOUNTED
DOWNLIGHT
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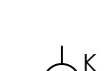
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VANITY WALL SCONCE
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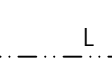
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SCONCE
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LED ACCENT ROPE LIGHTING
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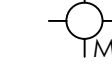
UTILITY LIGHT WALL MOUNTED
ABOVE DOOR
- 

2' X 2' FLAT PANEL LED LIGHT
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UNIQUE STATEMENT PENDANT
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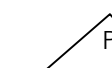
TIERED CHANDELIER
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GLOBE CHANDELIER
- 

GLOBE PENDANT
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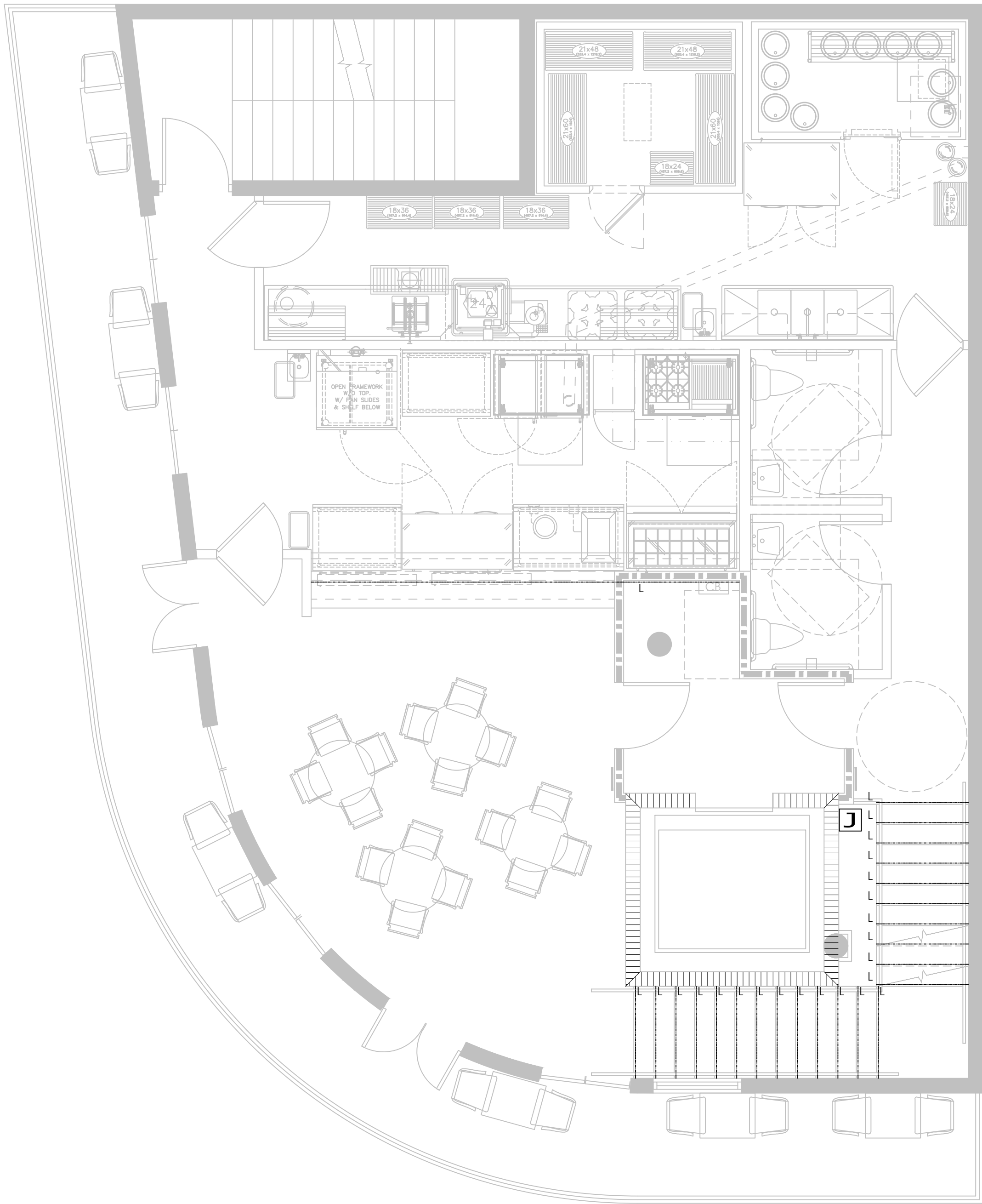
WEATHER PROOF SURFACE
MOUNTED LIGHT
- 

DRYWALL CEILING.
HEIGHTS VARY SEE PLAN.
- 

EXPOSED CEILING
SPRAY FOAM UNDERSIDE OF
DECK IN BLACK
- 

2' X 4' CLEAN ROOM
ACOUSTICAL CEILING TILE IN
METAL GRID
- 

PROPOSED CEILING HEIGHT
MEASURED FROM FINISHED FLOOR



1

SECOND FLOOR LEVEL SEATING PLAN 1/4" = 1'-0"



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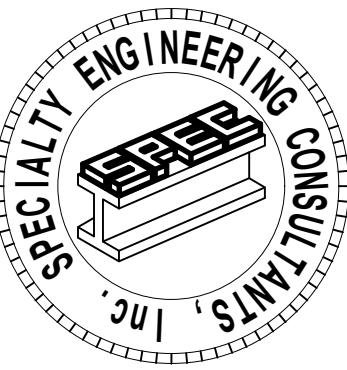
SECOND FLOOR LEVEL
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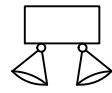
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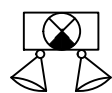
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F.A.C. SEAL AND SPECIALTY CREATIVITY SEALS.
SPECIALLY CREATIVITY CREATIVITY WITH
41015-30020

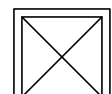
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FLORIDA REGISTRATION #897928

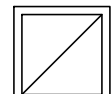
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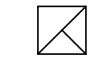
REFLECTED CEILING PLAN SYMBOL

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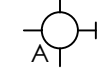
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W/ BATTERY PACK.
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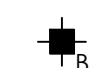
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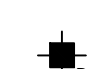
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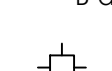
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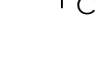
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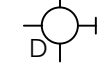
JUNCTION BOX
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WALL SCONCE
- 

PENDANT LIGHT
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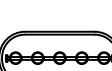
PENDANT LIGHT
- 

BAR PENDANT LIGHT
- 

ART DISPLAY LIGHT
- 

CHANDELIER
- 

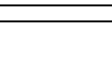
CHANDELIER
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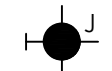
SURFACE MOUNTED
DOWNLIGHT
- 

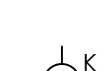
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VANITY WALL SCONCE
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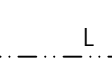
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SCONCE
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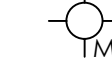
UTILITY LIGHT WALL MOUNTED
ABOVE DOOR
- 

2' X 2' FLAT PANEL LED LIGHT
- 

UNIQUE STATEMENT PENDANT
- 

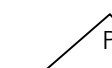
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GLOBE CHANDELIER
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GLOBE PENDANT
- 

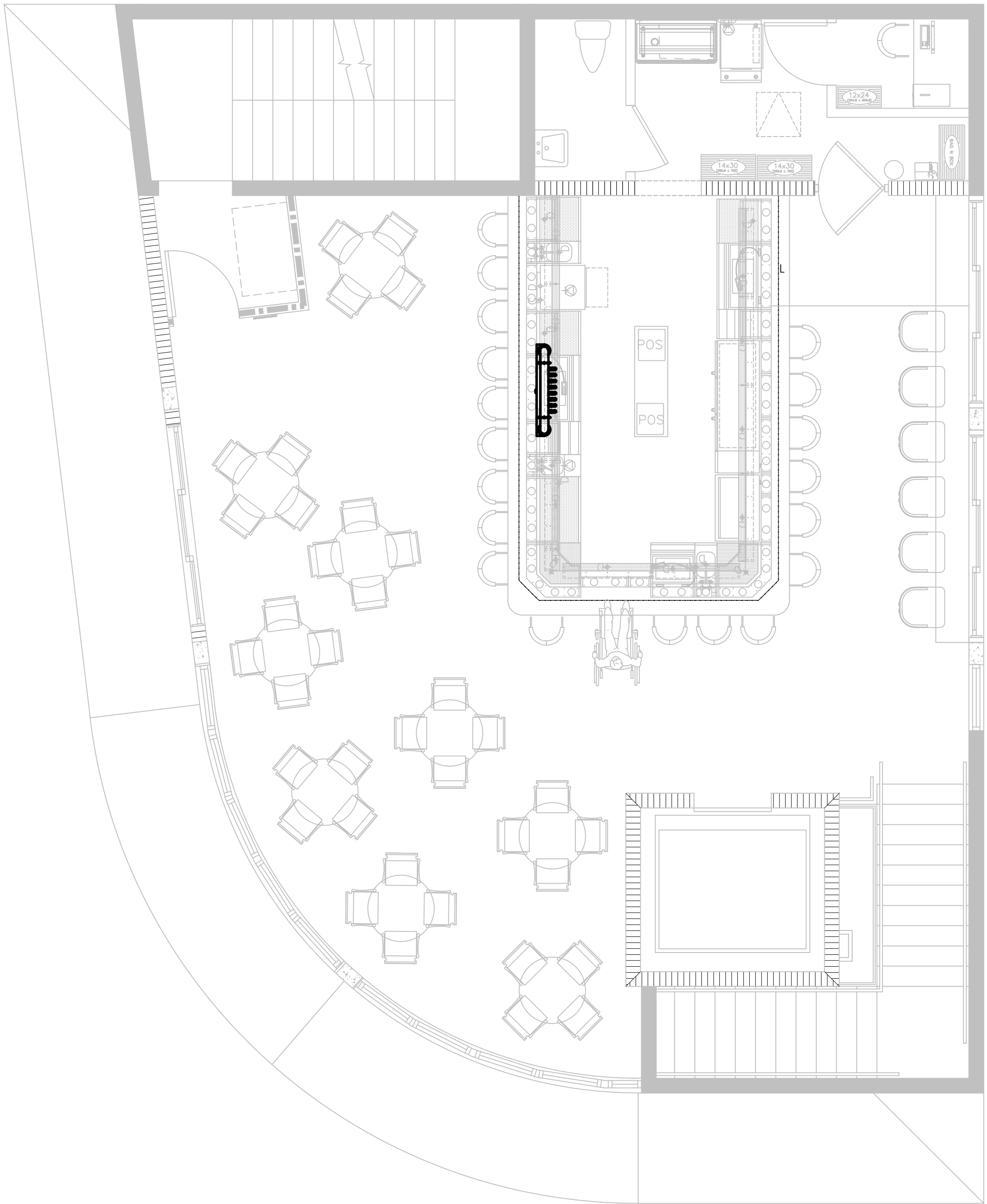
WEATHER PROOF SURFACE
MOUNTED LIGHT
- 

DRYWALL CEILING.
HEIGHTS VARY SEE PLAN.
- 

EXPOSED CEILING
SPRAY FOAM UNDERSIDE OF
DECK IN BLACK
- 

2' X 4' CLEAN ROOM
ACOUSTICAL CEILING TILE IN
METAL GRID
- 

PROPOSED CEILING HEIGHT
MEASURED FROM FINISHED FLOOR



1

THIRD FLOOR LEVEL SEATING PLAN | 1/4" = 1'-0"



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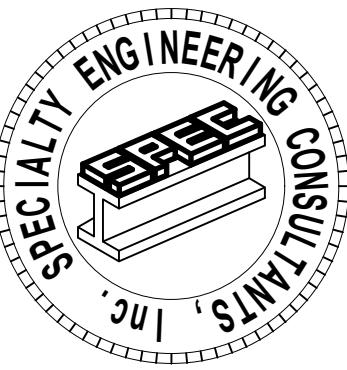
THIRD FLOOR LEVEL
SEATING PLAN

PROJECT INFORMATION

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CLIENT INFORMATION

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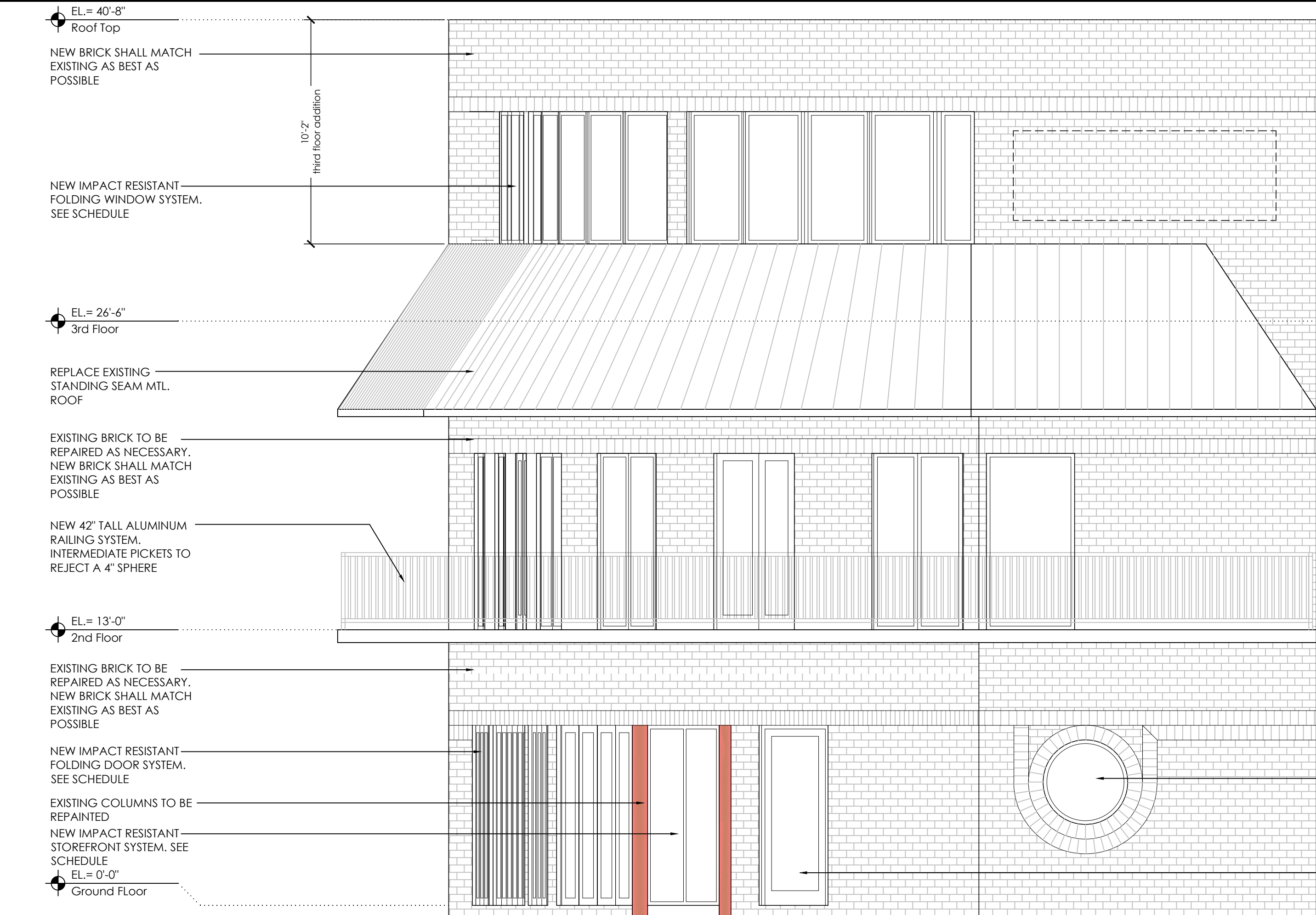
REVISION

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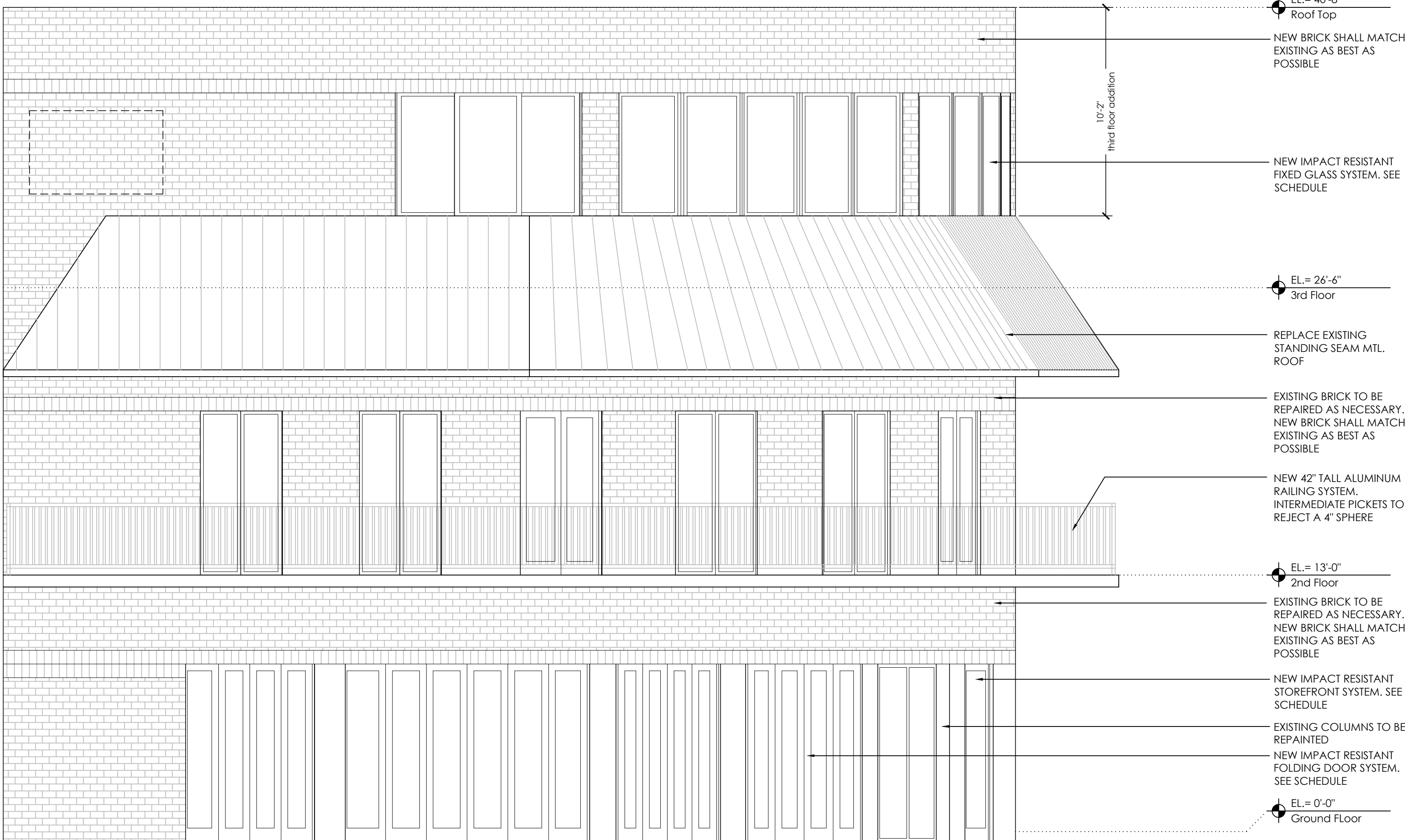
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F.A.C. SEALS AND SPECIALTY CREATIVITY SEALS
SPECIALLY CREDITED TO SPECIALTY CONSULTANTS WITH
#1015-30020

SEAL
GARY McDOUGLE, PE, FL #56214
D. MARK LeBLANC, PE, FL #35663
D. ADAM LeBLANC, PE, FL #77012
JESSICA F. DORNBLASER, AIA, NCARB
FLORIDA REGISTRATION #A97928

SHEET #
A355



1 FRONT ELEVATION- SOUTH 1/4" = 1'-0"



2 SIDE ELEVATION- WEST 1/4" = 1'-0"



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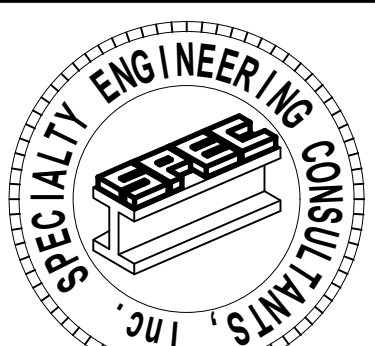
EXTERIOR ELEVATIONS

PROJECT INFORMATION

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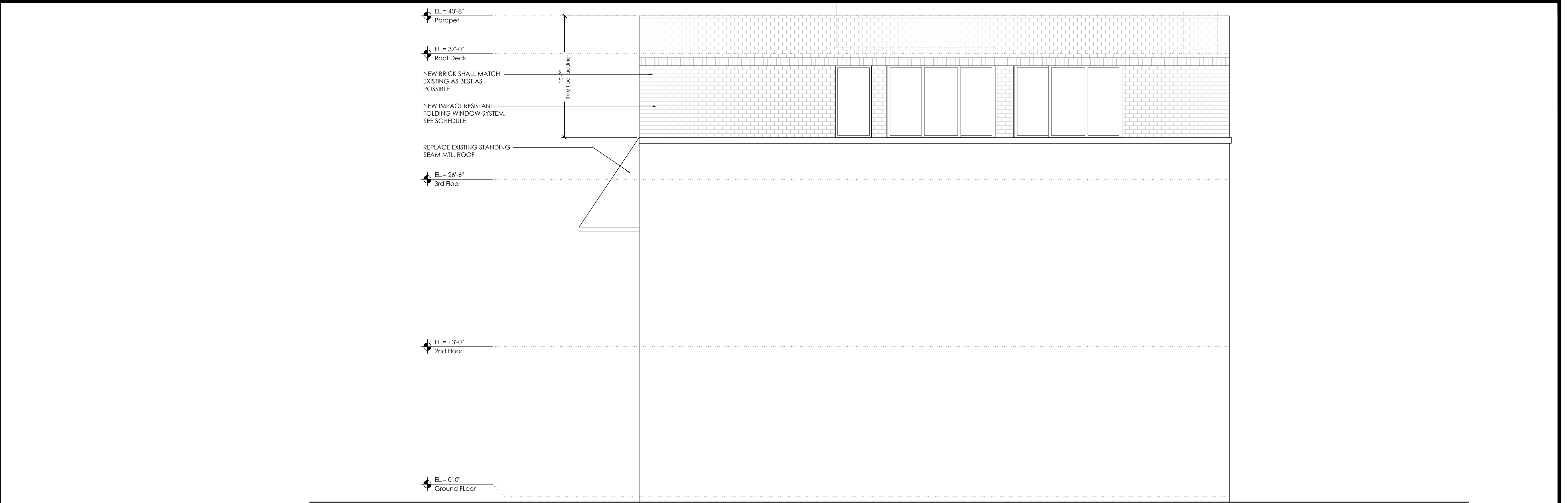
REVISION

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SEAL
GARY MCDONOUGH, PE FL #56214
D. MARK LOBLANC, PE FL #35683
D. ADAM LEBLANC, PE FL #77012
JESSICA F. DORNBLASER, AIA NCARB
FLORIDA REGISTRATION A97928

SHEET #

A401



1 SIDE ELEVATION- EAST 1/4" = 1'-0"

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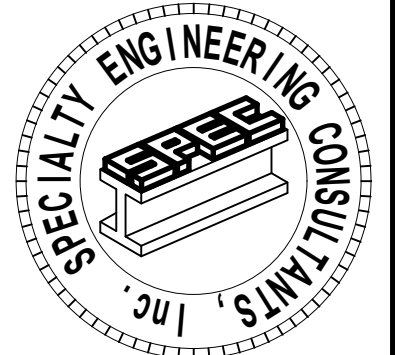
EXTERIOR ELEVATIONS
CONTINUED

PROJECT INFORMATION

**POUNCEY
SANDBAR**
900 SUNRISE LANE
FORT LAUDERDALE, FL. 33304

CLIENT INFORMATION

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WEST PALM BEACH, FL. 33401



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FILE NAME.	
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RVD. BY	JFD
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REVISION

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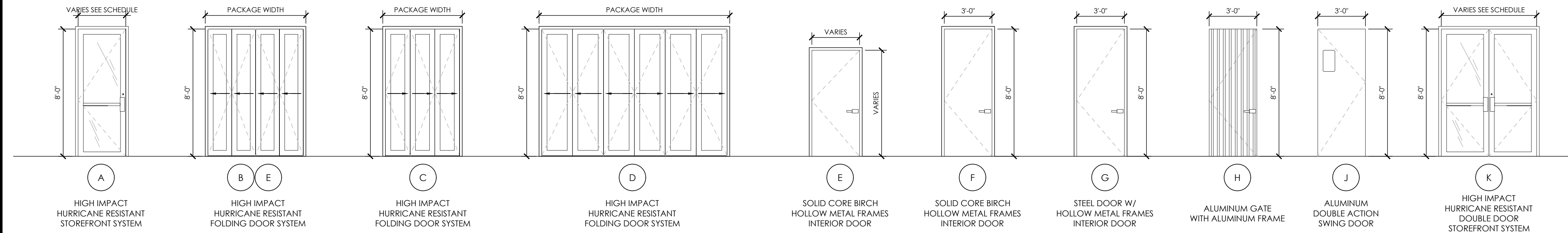
SEAL
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FLORIDA REGISTRATION A#97928

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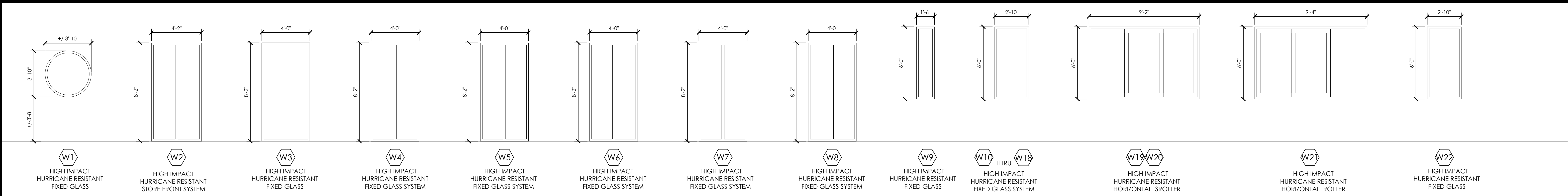
A402

DOOR SCHEDULE

DOOR NUMBER	DOOR TYPE	PAIR	FOLDING DOOR	DOUBLE ACTION SWING	SWING	DOOR			FRAME	HARDWARE																	REMARKS																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																						
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DOOR TYPE 1/4" = 1'-0"



WINDOW TYPE 1/4" = 1'-0"

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DOOR, WINDOW SCHEDULES

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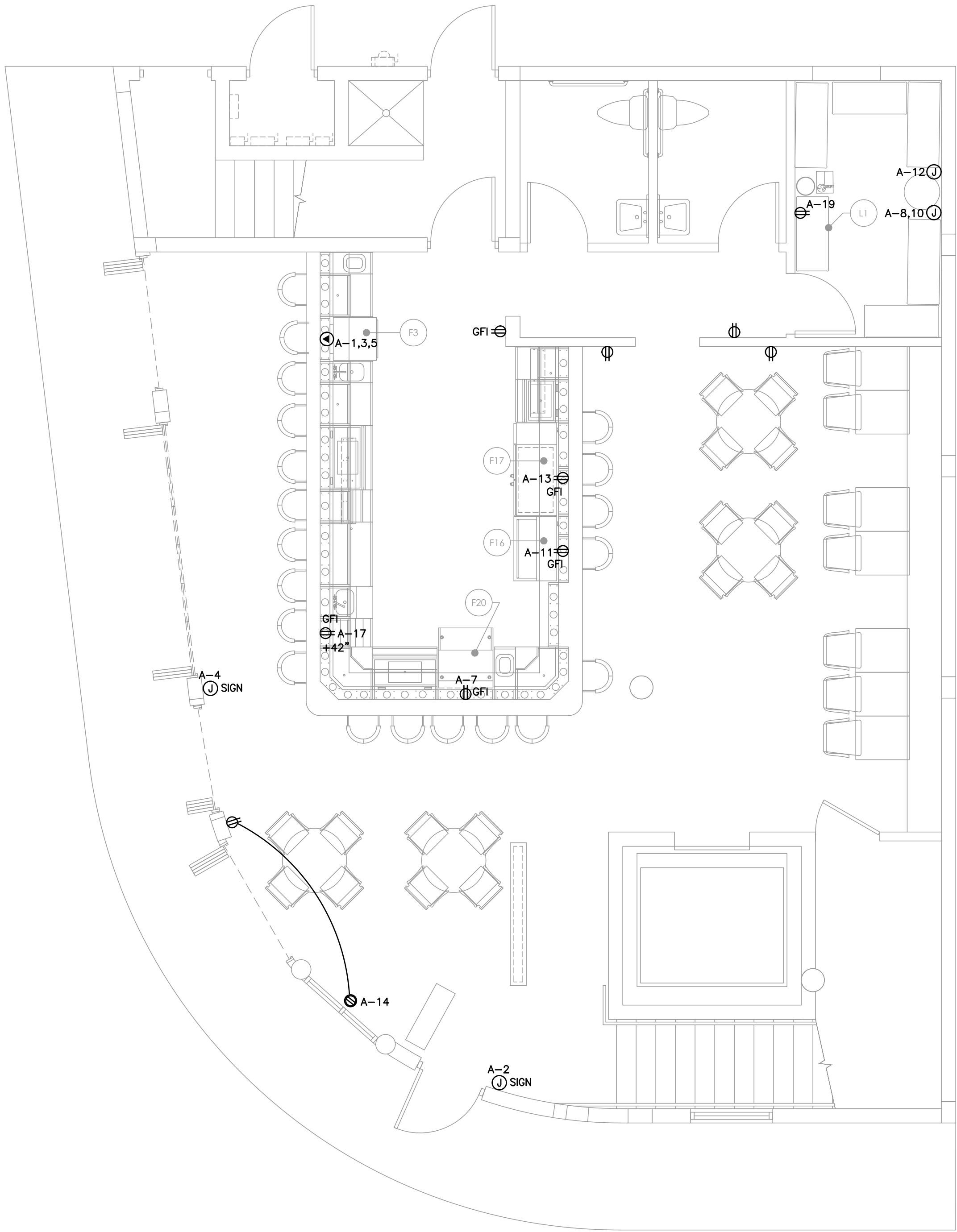
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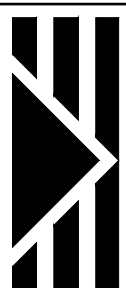
SEAL
GARY MCDOUGLE, PE, FL #56214
D. MARK LEBLANC, PE, FL #35563
D. ADAM LEBLANC, PE, FL #77012
JESSICA F. DORNBLASER, AIA, NCARB
FLORIDA REGISTRATION #A97928

SHEET #

A601

FIXTURE/EQUIPMENT					
	DESCRIPTION	MANUF. / MODEL	ELECTRICAL	PLUMBING	REMARKS
F3	GLASS WASHER	KROWNE GWH-24	208V/1, 32A		
F16	COOLER, BOTTLE	KROWNE BC36-SS	120V, 1.53A		
F17	BACK BAR COOLER	KROWNE NS52L	120V, 2.2A		
F20	ICE MAKER W/BIN	SCOTSMAN AMERICAS CU3030MA-1	120V, 15A		
L1	BAG N BOX/ CARB/CO2 TANK	VENDOR	120V		



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CONSULTING ENGINEERS

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PE #37367
Cell (407) 496-5894

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SHEET INFORMATION

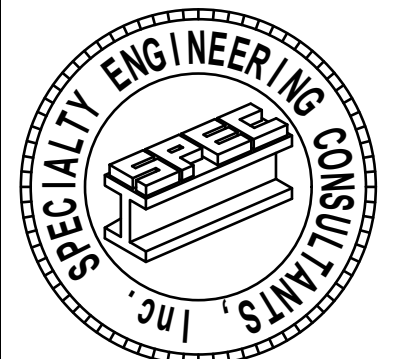
FIRST FLOOR LEVEL
POWER PLAN

PROJECT INFORMATION

POUNCEY
SANDBAR
900 SUNRISE LANE
FORT LAUDERDALE, FL. 33304

CLIENT INFORMATION

EVERGLADES GROUP
719 NORTH DIXIE HIGHWAY
WEST PALM BEACH, FL. 33401



SPECIALTY ENGINEERING
CONSULTANTS, Inc.
1599 SW 30th AVE.
SUITE #20
BOYNTON BEACH, FL 33426

DADE - BROWARD - PALM BEACH
FL. CA. #009217

561 - 752 - 5440 OFFICE
561 - 752 - 5542 FAX

FILE NAME:	
SCALE	AS NOTED
DATE	08/24/2021
RVD. BY	JFD
DRWN. BY	JFD

REVISION	
----------	--

11-015-201002 P.A.C. ALLOWED FOR WET SEAL, EMBOSSED SEAL AND DIGITALLY CREATED SEAL. DIGITALLY CREATED SEAL SHALL COMPLY WITH 61015-2010(2).

SEAL
GARY McDOUGLE, PE, FL #56214
D. MARK LEBLANC, PE, FL #35683
JESSICA F. DORNBLASER, AIA, NCARB
FLORIDA REGISTRATION AR97928

SHEET #

E-1

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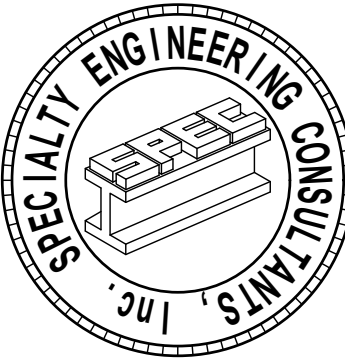
SHEET INFORMATION

PROJECT INFORMATION

POUNCEY SAND BAR
900 SUNRISE LANE
FT. LAUDERDALE, FL 33304

CLIENT INFORMATION

EVERGLADES GROUP
719 N DIXIE HIGHWAY
WEST PALM BEACH, FL 33401



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SUITE #20
BOYNTON BEACH, FL 33426
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FL, CA. #009217
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561 – 752 – 5542 FAX

FILE NAME
struct_pouncey sand bar_eqg

SCALE
1/4"=1'-0"

DATE
03-04-2022

RV'D. BY
D.A.L.

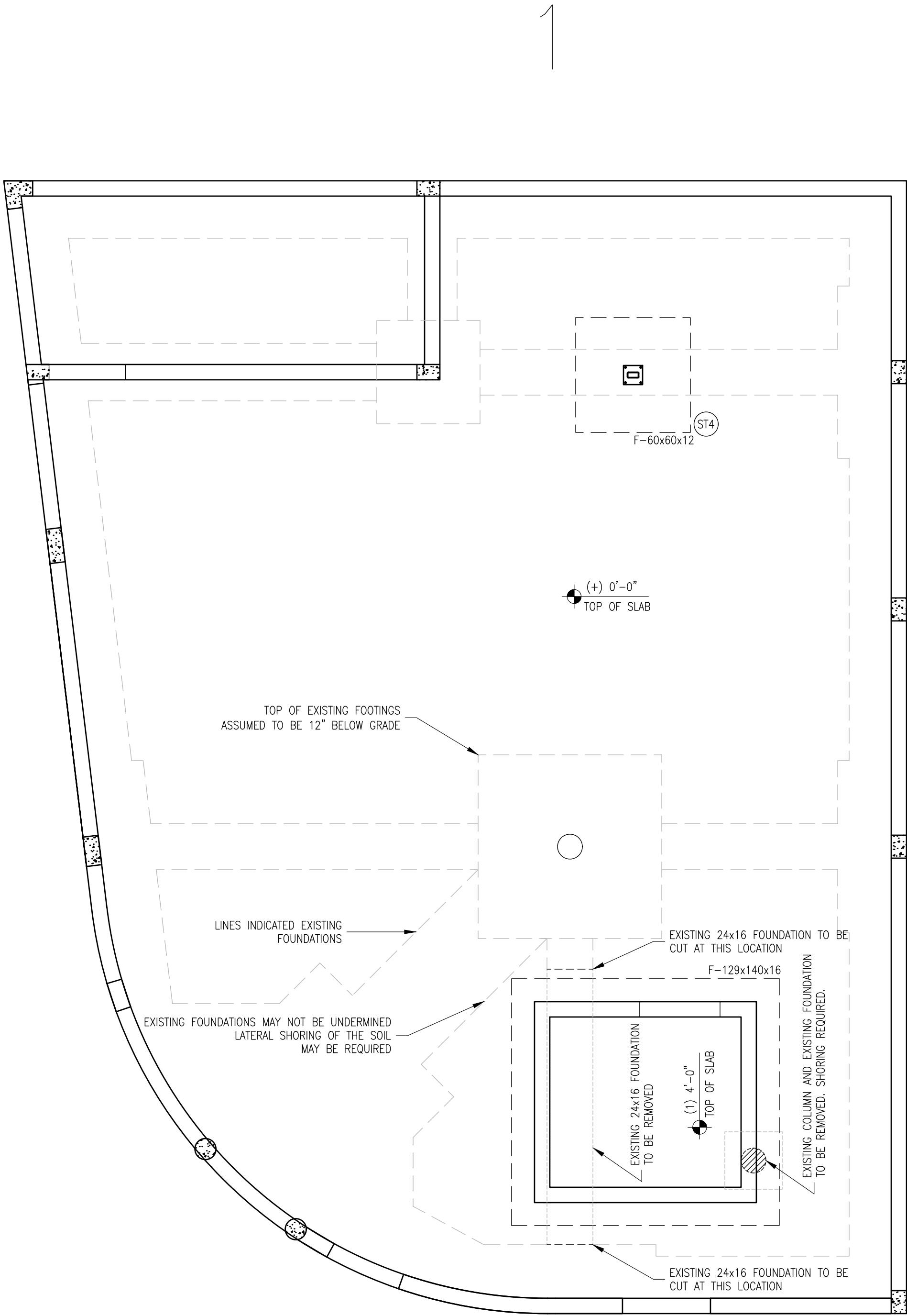
DRWN. BY
D.A.L.

REVISION
0

SEAL
GARY McDOUGLE, PE FL #56214
D. MARK LeBLANC, PE FL #55683
D. ADAM LeBLANC, PE FL #77012

SHEET #
S1

OF
6



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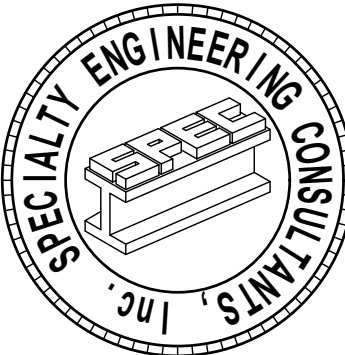
SHEET INFORMATION

PROJECT INFORMATION

POUNCEY SAND BAR
900 SUNRISE LANE
FT. LAUDERDALE, FL 33304

CLIENT INFORMATION

EVERGLADES GROUP
719 N DIXIE HIGHWAY
WEST PALM BEACH, FL 33401



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FILE NAME
struct_pouncey sand bar_egg

SCALE
1/4"=1'-0"

DATE
03-04-2022

RV'D. BY
D.A.L.

DRWN. BY
D.A.L.

REVISION
0

ALL DIMENSIONS SHALL BE IN FEET AND INCHES. DIMENSIONS FOR METRIC SHALL BE IN METERS AND MILLIMETERS. DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED. DIMENSIONS SHALL BE TO CENTER UNLESS OTHERWISE NOTED. DIMENSIONS SHALL BE TO CENTER UNLESS OTHERWISE NOTED. DIMENSIONS SHALL BE TO CENTER UNLESS OTHERWISE NOTED.

SEAL
GARY McDONALD, PE FL #56214
D. MARK LEBLANC, PE FL #35683
D. ADAM LEBLANC, PE FL #77012

SHEET #
S2

OF
6

2

2

new column

(+) 13'-0"
TOP OF SLAB

34'-6 1/4"

7'-1 1/4"

7'-9"

16'-2 1/2"

16'-2 1/2"

EXISTING BEAMS TO CUT

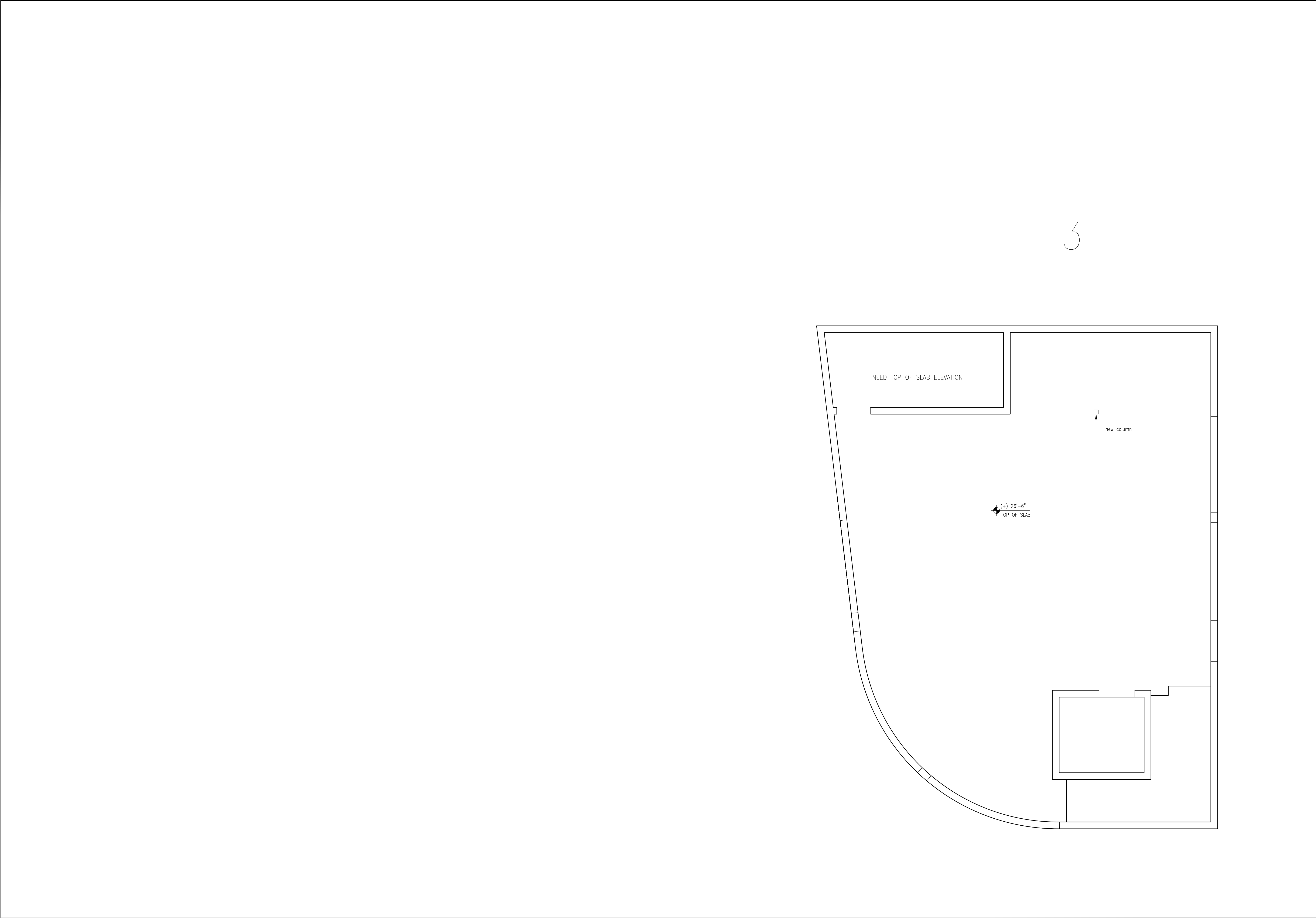
CONCRETE COLUMN TO BE REMOVED

new column

(+) 13'-0"
TOP OF SLAB

CONCRETE COLUMN TO BE REMOVED

Y:\Everglades Group\Pouncey Sandbar\Struct\struct_Pouncey Sand bar-1.dwg, 6/24/2022 12:09:16 PM, _AutoCAD PDF (General Documentation).pc3



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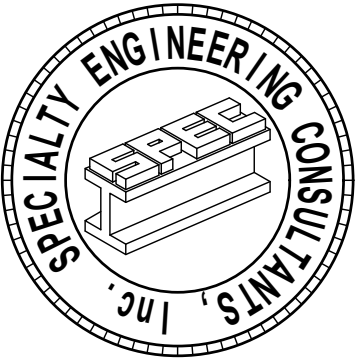
SHEET INFORMATION

PROJECT INFORMATION

POUNCEY SAND BAR
900 SUNRISE LANE
FT. LAUDERDALE, FL 33304

CLIENT INFORMATION

EVERGLADES GROUP
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WEST PALM BEACH, FL 33401



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DADE – BROWARD – PALM BEACH
FL, CA. #009217
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561 – 752 – 5542 FAX

FILE NAME
struct_pouncey sand bar_eqa

SCALE
1/4"=1'-0"

DATE
03-04-2022

RVD. BY
D.A.L.

DRWN. BY
D.A.L.

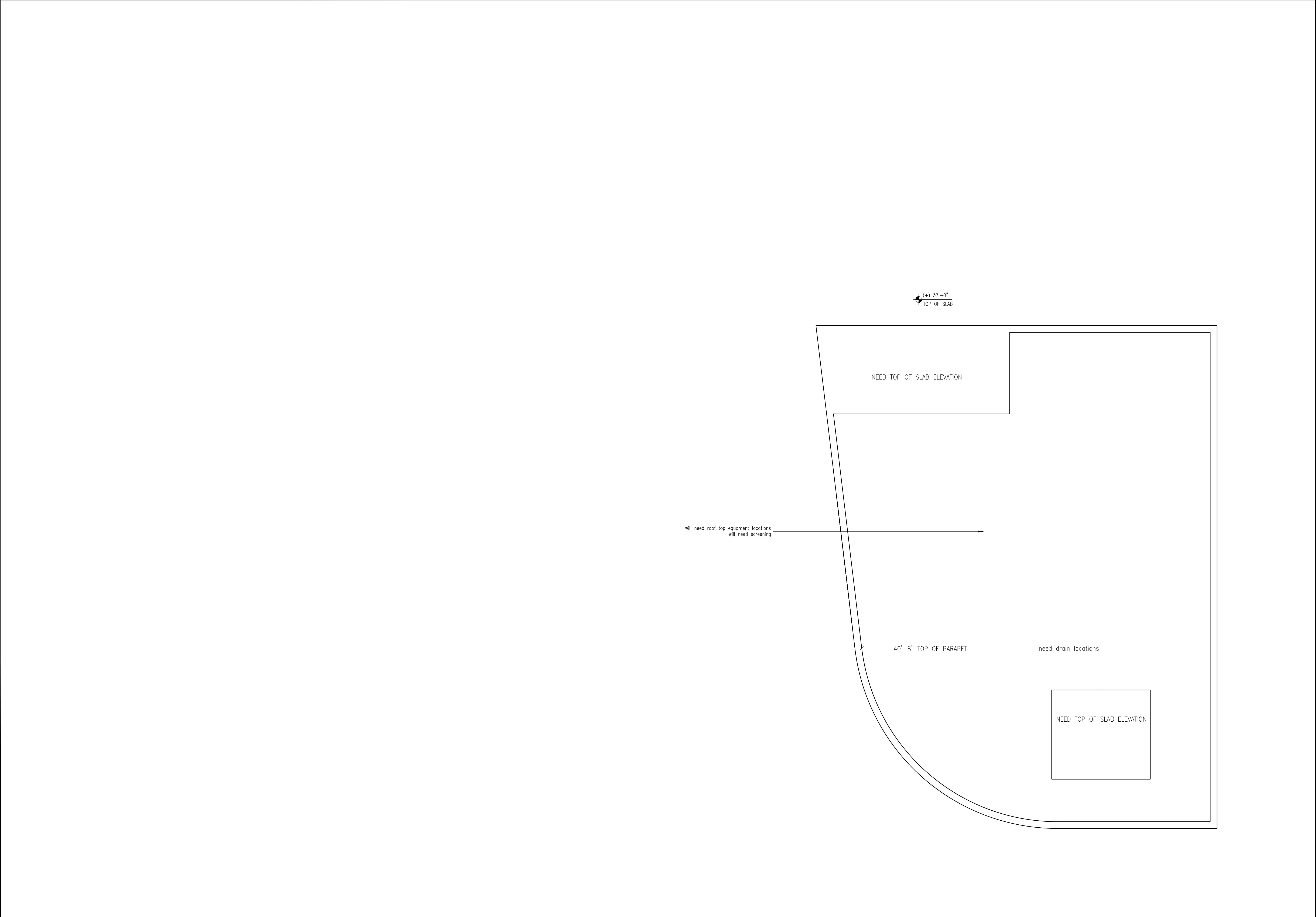
REVISION
0

SEAL
GARY McDOUGLE, PE FL #56214
D. MARK LeBLANC, PE FL #35683
D. ADAM LeBLANC, PE FL #77012

SHEET #
S3

OF
6

Y:\Everglades Group\Pouncey Sandbar\Struct\struct_Pouncey Sand bar-1.dwg, 6/24/2022 12:09:21 PM, _AutoCAD PDF (General Documentation).pc3



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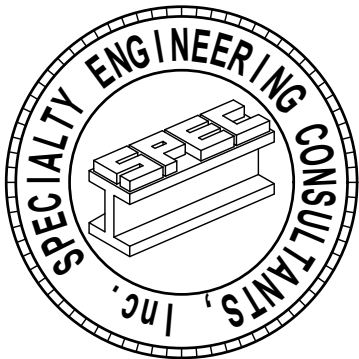
SHEET INFORMATION

PROJECT INFORMATION

POUNCEY SAND BAR
900 SUNRISE LANE
FT. LAUDERDALE, FL 33304

CLIENT INFORMATION

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561 - 752 - 5542 FAX

FILE NAME:	struct_pouncey sand bar_eo
SCALE	1/4"=1'-0"
DATE	03-04-2022
RVD. BY	D.A.L.
DRWN. BY	D.A.L.

REVISION

0

61-515-2100, T.A.C., PLUMBING FOR MET SEALS
EMERGENCY SEALS AND GASKETS SHALL BE INSTALLED
EMERGENCY SEALS SHALL COMPLY WITH 61-515-2002

SEAL
GARY McDONALD, PE FL #56214
D. MARK LeBLANC, PE FL #55683
D. ADAM LeBLANC, PE FL #77012

SHEET #

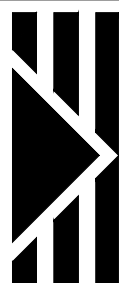
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OF

6

FIXTURE/EQUIPMENT					
	DESCRIPTION	MANUF. / MODEL	ELECTRICAL	PLUMBING	REMARKS
K2	WARMER, FOOD OVERHEAD	HATCO GRAH-54	120V, 1200W		
K4	REFRIG. WORKTOP	CONTINENTAL SW60N	120V, 2.46A		
K6	DROP-IN SOUP WELLS	ALTO-SHAAM 1100-RW	120V, 4.2A		
K7	DROP-IN HOT WELL	ALTO-SHAAM 100-HWLF/D4	120V, 5A		
K8	REFRIG. SAND, SALAD PREP	CONTINENTAL SW60N24M-HGL-FB	120V, 15.8A		
K9	REFRIG. BASE, COOK TOP SYSTEM	RANDELL FX-1CS-S2	120V, 3.9A		
K12	EXHAUST HOOD	CAPTIVE AIR CUSTOM			SEE SHOP DRAWINGS
K13	OVEN, SLOW COOK/HOLD	ALTO-SHAAM 1200-TH	208V/1, 6200W		
K14	REFRIG. BASE, COOK TOP SYSTEM	RANDELL FX-1CS-S2	120V, 3.9A		
K15	OVEN, MULTI-COOK	ALTO-SHAAM VMC-H4 (LH)	208V/3, 10.6KW		
K17	OVEN-STEAMER	ALTO-SHAAM CTP7-20EVH	208V/3, 16.5KW		
K24	WAREWASHER	INSINGER MACHINE COMPANY CX 20 W/ VAPOR GUARD	208V/3, 54A		110 DEG.
K30	WALK IN COOLER	ARTIC CUSTOM			SEE SHOP DRAWINGS
K31	EVAPORATOR	ARTIC CUSTOM			PART OF COOLER SEE SHOPS
K32	CONDENSER	ARTIC CUSTOM			PART OF COOLER SEE SHOPS
K34	FREEZER, REACH-IN	CONTINENTAL 2FN	120V, 1.9A		
K35	BEER, WALK IN COOLER	ARTIC CUSTOM			SEE SHOP DRAWINGS
K36	EVAPORATOR	ARTIC CUSTOM			PART OF COOLER SEE SHOPS
K37	CONDENSER	ARTIC CUSTOM			PART OF COOLER SEE SHOPS
K40	HOOD FAN EXHAUST	CAPTIVE AIRE CUSTOM			
K41	HOOD FAN SUPPLY	CAPTIVE AIRE CUSTOM			
K42	POWER PAK	KROWNE KPP50-8B	120V, 21.3A		





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Cell (407) 496-5894

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SHEET INFORMATION

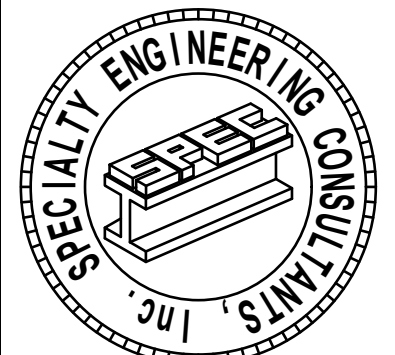
SECOND FLOOR LEVEL
POWER PLAN

PROJECT INFORMATION

POUNCEY
SANDBAR
900 SUNRISE LANE
FORT LAUDERDALE, FL. 33304

CLIENT INFORMATION

EVERGLADES GROUP
7119 NORTH DIXIE HIGHWAY
WEST PALM BEACH, FL. 33401



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561 - 752 - 5542 FAX

FILE NAME:

SCALE AS NOTED

DATE 08/24/2021

RVD. BY JFD

DRWN. BY JFD

REVISION

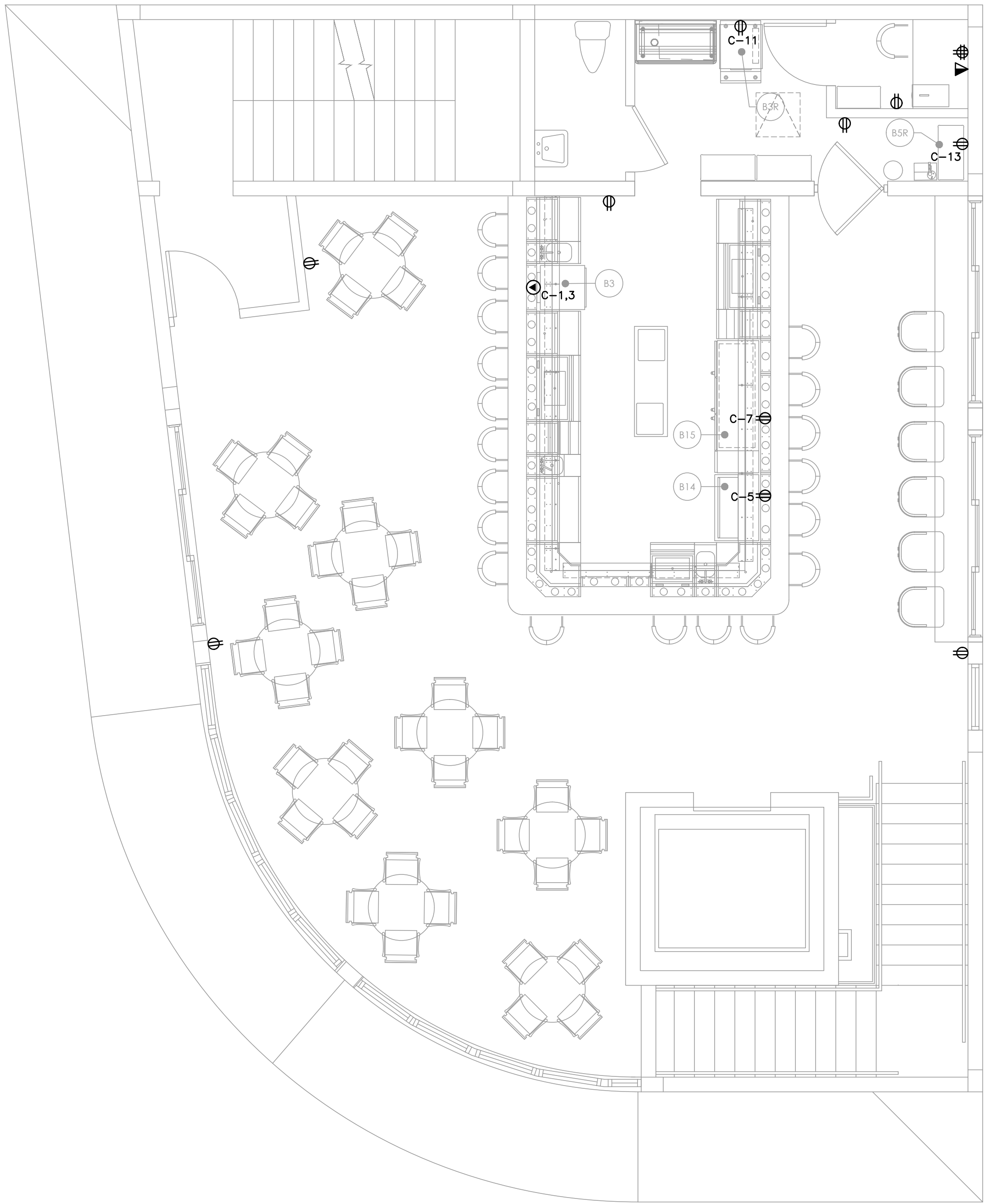
11-0115-201002 P.A.C. ALLOWED FOR MET SEALS
EMBOSSED SEALS AND DIGITALLY CREATED SEALS
DIGITALLY CREATED SEALS SHALL COMPLY WITH
61015-10(2)(2)

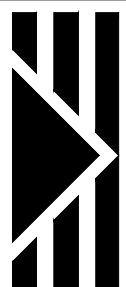
SEAL
GARY McDOUGLE PE FL #56214
D. MARK LEBLANC PE FL #35683
D. ADAM LEBLANC PE FL #777012
JESSICA F. DORNBLASER AIA NCARB
FLORIDA REGISTRATION AR97928

SHEET #

E-2

FIXTURE/EQUIPMENT					
	DESCRIPTION	MANUF. / MODEL	ELECTRICAL	PLUMBING	REMARKS
B3	GLASSWASHER	KROWNE GWH-24	208V/1.32A		
B14	COOLER, BOTTLE	KROWNE BC36-SS	120V, 1.53A		
B15	BACK BAR COOLER	KROWNE NS72R	120V, 2.2A		
B3R	ICE MAKER W/O BIN	SCOTSMAN AMERICAS C0322MA-1	120V, 12.7A		
B5R	BAG N BOX, CARB/CO2	BY VENDOR CUSTOM			





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Cell (407) 496-5894

ELECTRICAL - HVAC - PLUMBING

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SHEET INFORMATION

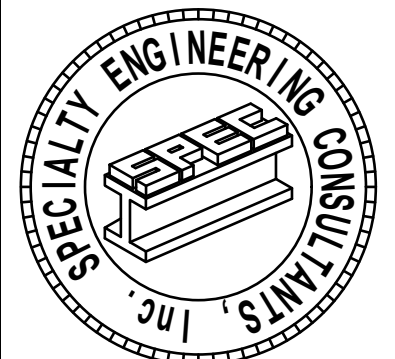
THIRD FLOOR LEVEL
POWER PLAN

PROJECT INFORMATION

**POUNCEY
SANDBAR**
900 SUNRISE LANE
FORT LAUDERDALE, FL. 33304

CLIENT INFORMATION

EVERGLADES GROUP
719 NORTH DIXIE HIGHWAY
WEST PALM BEACH, FL. 33401



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SUITE #20
BOYNTON BEACH, FL 33426

DADE - BROWARD - PALM BEACH
FL. CA. #009217

561 - 752 - 5440 OFFICE
561 - 752 - 5542 FAX

FILE NAME:	
SCALE	AS NOTED
DATE	08/24/2021
RVD. BY	JFD
DRWN. BY	JFD

REVISION	
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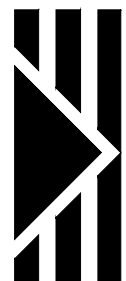
11-015-201002, P.A.C. ALLOWED FOR WET SEAL, EMBOSSED SEAL AND DIGITALLY CREATED SEAL. DIGITALLY CREATED SEAL SHALL COMPLY WITH 61015-2010(2).

SEAL
GARY McDOUGLE, PE, FL #56214
D. MARK LEBLANC, PE, FL #35683
JESSICA F. DORNBLASER, AIA, NCARB
FLORIDA REGISTRATION AR97928

SHEET #

E-3





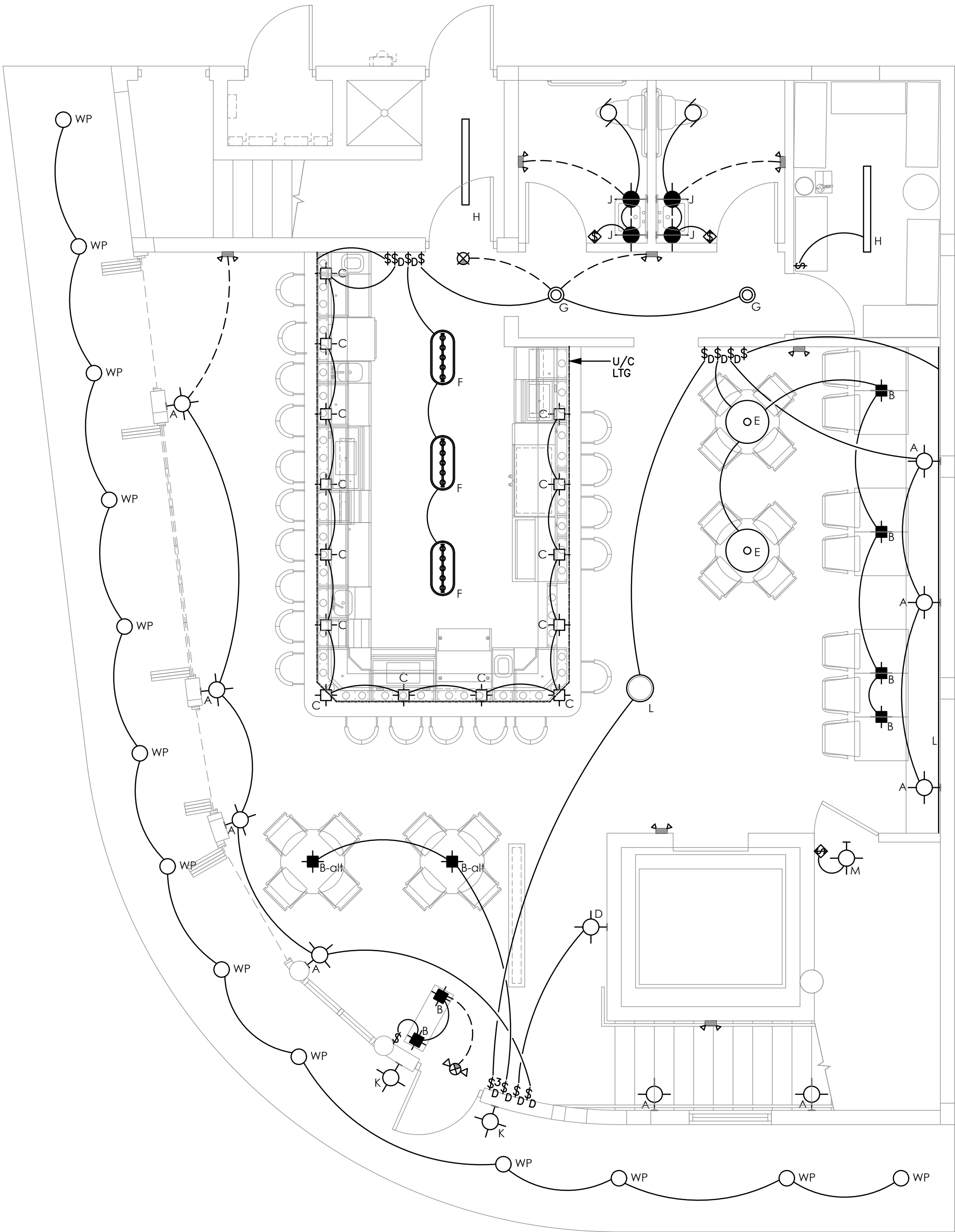
STOFFER & ASSOCIATES, INC.
CONSULTING ENGINEERS

CA #26069

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Randall D. Stoffer, P.E.
Phone (407) 381-4555

Orlando, Florida 32832
PE #37367
Cell (407) 496-5894

ELECTRICAL - HVAC - PLUMBING



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SHEET INFORMATION

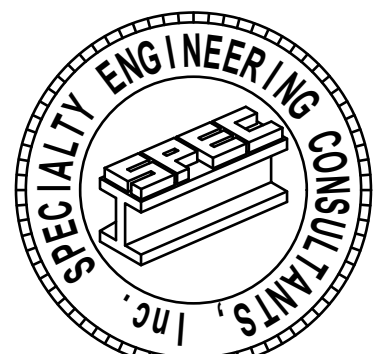
FIRST FLOOR LEVEL
LIGHTING PLAN

PROJECT INFORMATION

POUNCEY
SANDBAR
900 SUNRISE LANE
FORT LAUDERDALE, FL. 33304

CLIENT INFORMATION

EVERGLADES GROUP
719 NORTH DIXIE HIGHWAY
WEST PALM BEACH, FL. 33401



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FL. CA. #009217

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561 - 752 - 5542 FAX

FILE NAME:	
SCALE	AS NOTED
DATE	08/24/2021
RVD. BY	JFD
DRWN. BY	JFD

REVISION	
----------	--

41-013-20-002, I.A.C. ALLOWED FOR PRINT ONLY
ENHANCED WALL AND DIGITALLY CREATED WALL
DIGITALLY CREATED WALL SHALL COMPLY WITH
41-013-20-002

SEAL
GARY McDOUGLE, PE FL #56214
D. MARK LISBLANC, PE FL #35683
JESSICA F. DORNBLASER, AIA NCARB
FLORIDA REGISTRATION AR97928

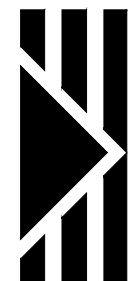
SHEET #

E-5

1 SECOND FLOOR LEVEL LIGHTING PLAN

1/4" = 1'-0"





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CONSULTING ENGINEERS

CA #26069

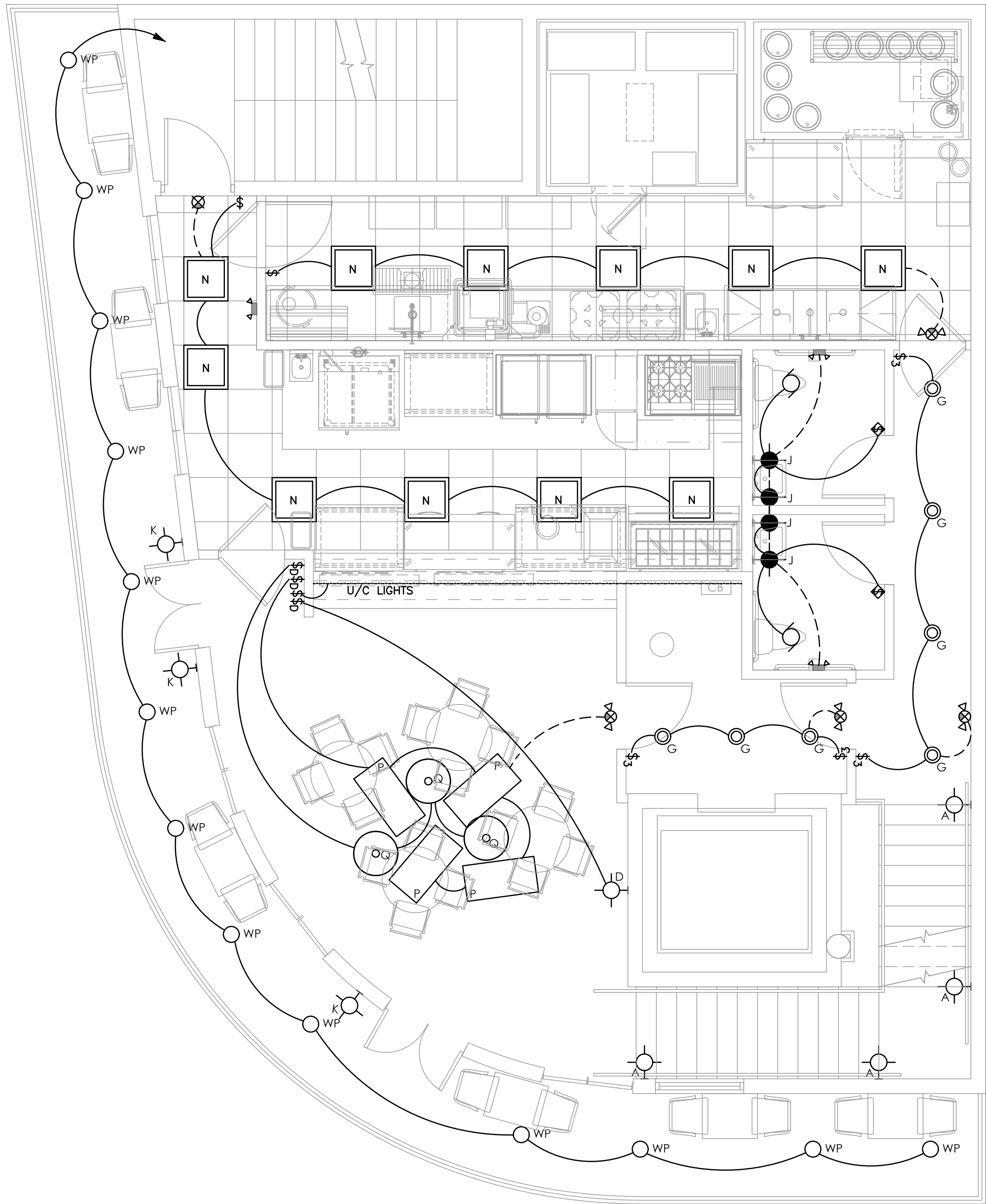
10381 Hart Branch Circle
Randall D. Stoffer, P.E.
Phone (407) 381-4555

Orlando, Florida 32832
PE #37367
Cell (407) 496-5894

EL-013-20-002, I.A.C. ALLOWED FOR WET WALLS,
PARTIALLY WET WALLS AND FULLY DRY WALLS.
LEGALLY CREATED WALLS SHALL COMPLY WITH
81013-20-002.

SEAL
GARY McDOUGLE, PE, FL #56214
D. MARK LEBLANC, PE, FL #35683
JESSICA F. DORNBLASER, AIA, NCARB
FLORIDA REGISTRATION AR97928

SHEET #
E-6

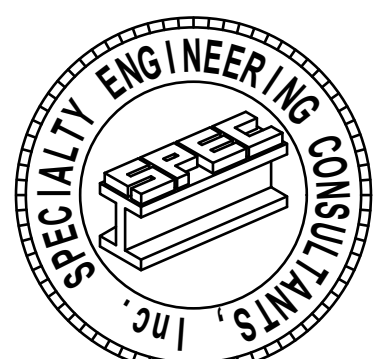


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SHEET INFORMATION
SECOND FLOOR LEVEL
LIGHTING PLAN

PROJECT INFORMATION
POUNCEY
SANDBAR
900 SUNRISE LANE
FORT LAUDERDALE, FL. 33304

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EVERGLADES GROUP
719 NORTH DIXIE HIGHWAY
WEST PALM BEACH, FL. 33401



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SUITE #20
BOYNTON BEACH, FL 33426

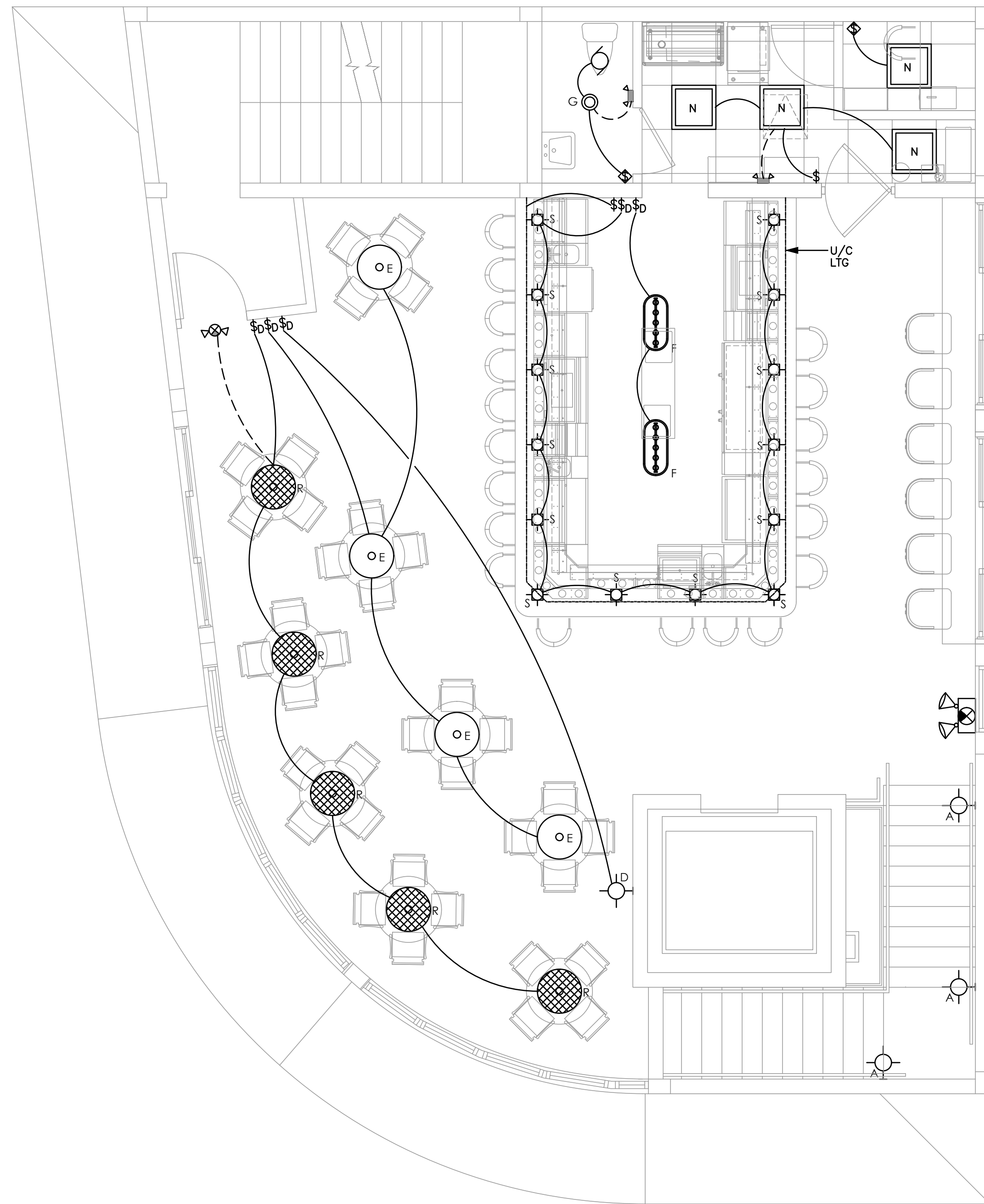
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FL, CA. #009217

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561 - 752 - 5542 FAX

FILE NAME:	
SCALE	AS NOTED
DATE	08/24/2021
RVD. BY	JFD
DRWN. BY	JFD

REVISION	
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SEAL
GARY McDOUGLE, PE, FL #56214
D. MARK LEBLANC, PE, FL #35683
JESSICA F. DORNBLASER, AIA, NCARB
FLORIDA REGISTRATION AR97928



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CONSULTING ENGINEERS CA #26069

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Randall D. Stoffer, P.E. PE #37367
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ELECTRICAL - HVAC - PLUMBING

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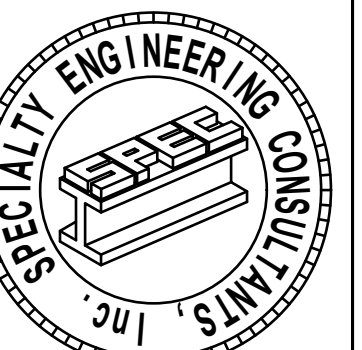
THIRD FLOOR LEVEL
LIGHTING PLAN

PROJECT INFORMATION

POUNCEY
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FORT LAUDERDALE, FL. 33304

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SUITE #20
BOYNTON BEACH, FL 33426

DADE - BROWARD - PALM BEACH
FL. CA. #009217

561 - 752 - 5440 OFFICE
561 - 752 - 5542 FAX

FILE NAME:

SCALE AS NOTED

DATE 08/24/2021

RVD. BY JFD

DRWN. BY JFD

REVISION

8/19/2021 J.A.C. ALLOWED FOR WET WALLS
EMERGENCY WALLS AND DIGITALLY CREATED WALLS
DIGITALLY CREATED WALLS SHALL COMPLY WITH
8/19/2021

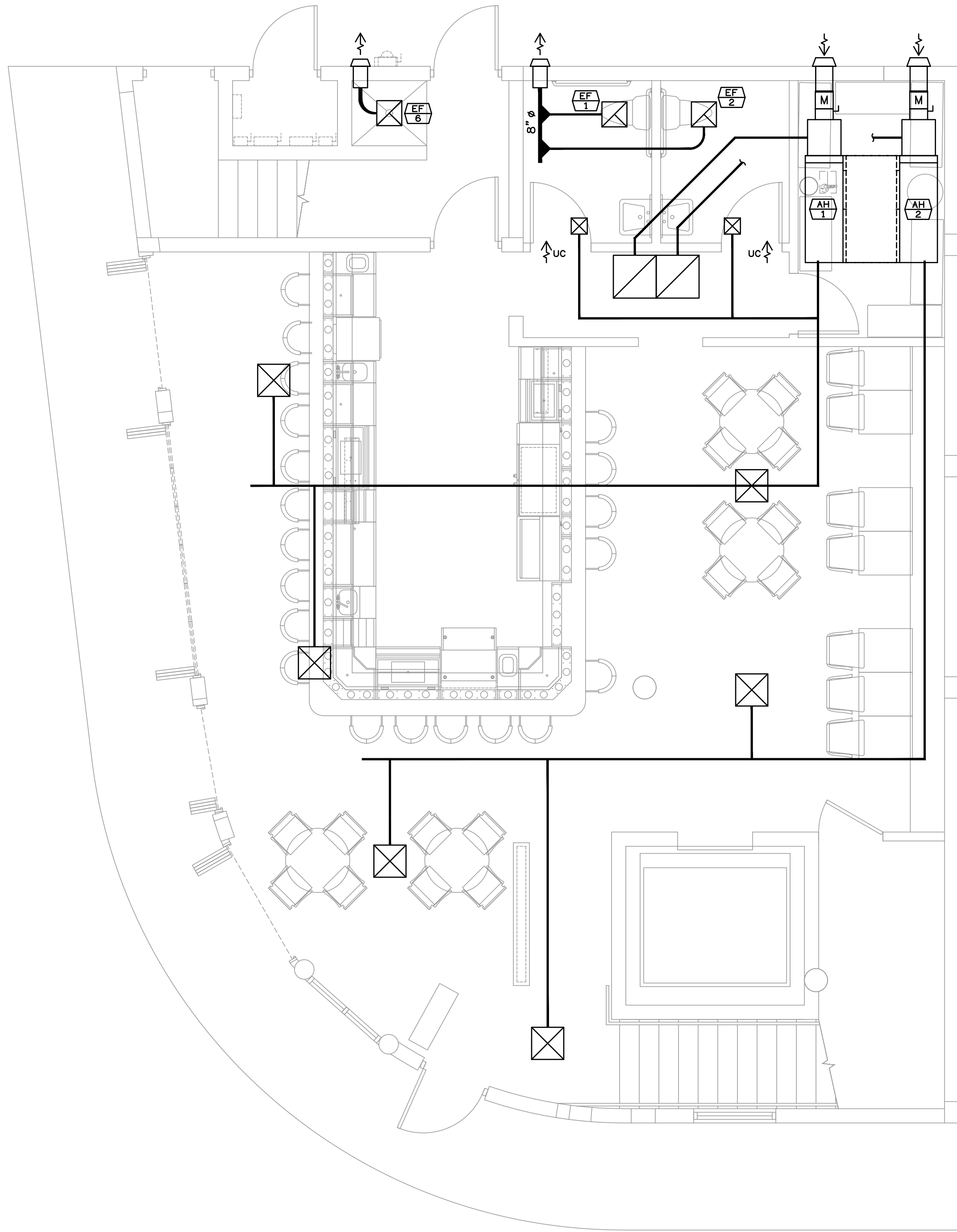
SEAL
GARY McDOUGLE, PE FL #56214
D. MARK LEBLANC, PE FL #35683
JESSICA F. DORNBLASER, AIA NCARB
FLORIDA REGISTRATION AR97928

SHEET #

E-7

HVAC LEGEND	
	THERMOSTAT
	MOTORIZED DAMPER
	KEYED NOTE:
	EQUIPMENT TAG: (ex. EF-1)
	SUPPLY AIR DIRECTION
	RETURN AIR DIRECTION
	UNDER CUT DOOR 1" MIN UNLESS INDICATED
	INDICATES SUPPLY AIR
	INDICATES RETURN AIR
	INDICATES EXHAUST AIR
	GRILLE MARKER: INDICATES TYPE "CD" GRILLE WITH 12"X12" NECK, BALANCE FOR 300 CFM.
	SUPPLY AIR GRILLE IN T-BAR CEILING SEE ARCHITECT'S REFLECTIVE CEILING PLAN
	SUPPLY AIR GRILLE SURFACE MOUNTED INTO CEILING TILE OR DRYWALL CEILING.
	WALL CAP
	FLEXIBLE DUCT: SIZE TO MATCH DIFFUSER NECK SIZE, UNLESS OTHERWISE INDICATED.
	FLEX DUCT COLLAR W/OBD
	SPLITTER DAMPER
	45 DEG TAP WITH DAMPER
	DUCT TRANSITION
	OPPOSED BLADE DAMPER (OBD)
THE FOLLOWING ABBREVIATIONS INDICATES:	
E	EXISTING
R	RELOCATE
CO	CLEANOUT
CFM	CUBIC FEET PER MINUTE
UON	UNLESS OTHERWISE NOTED
AFF	ABOVE FINISHED FLOOR
AFG	ABOVE FINISHED GRADE
NTS	NOT TO SCALE
NIC	NOT IN CONTRACT

HVAC KEYED NOTES: (#)	
1.	PROVIDE A 6" RND EXHAUST DUCT TO WALLCAP MOUNTED 14 FT AFF.
2.	PROVIDE A 10" RND EXHAUST DUCT TO WALLCAP MOUNTED 14 FT AFF.





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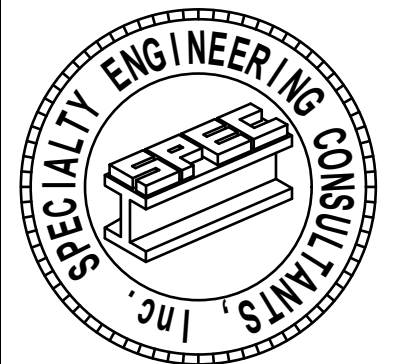
SHEET INFORMATION

FIRST FLOOR LEVEL
HVAC PLAN

PROJECT INFORMATION

POUNCEY
SANDBAR
900 SUNRISE LANE
FORT LAUDERDALE, FL. 33304

CLIENT INFORMATION

EVERGLADES GROUP
719 NORTH DIXIE HIGHWAY
WEST PALM BEACH, FL. 33401SPECIALTY ENGINEERING
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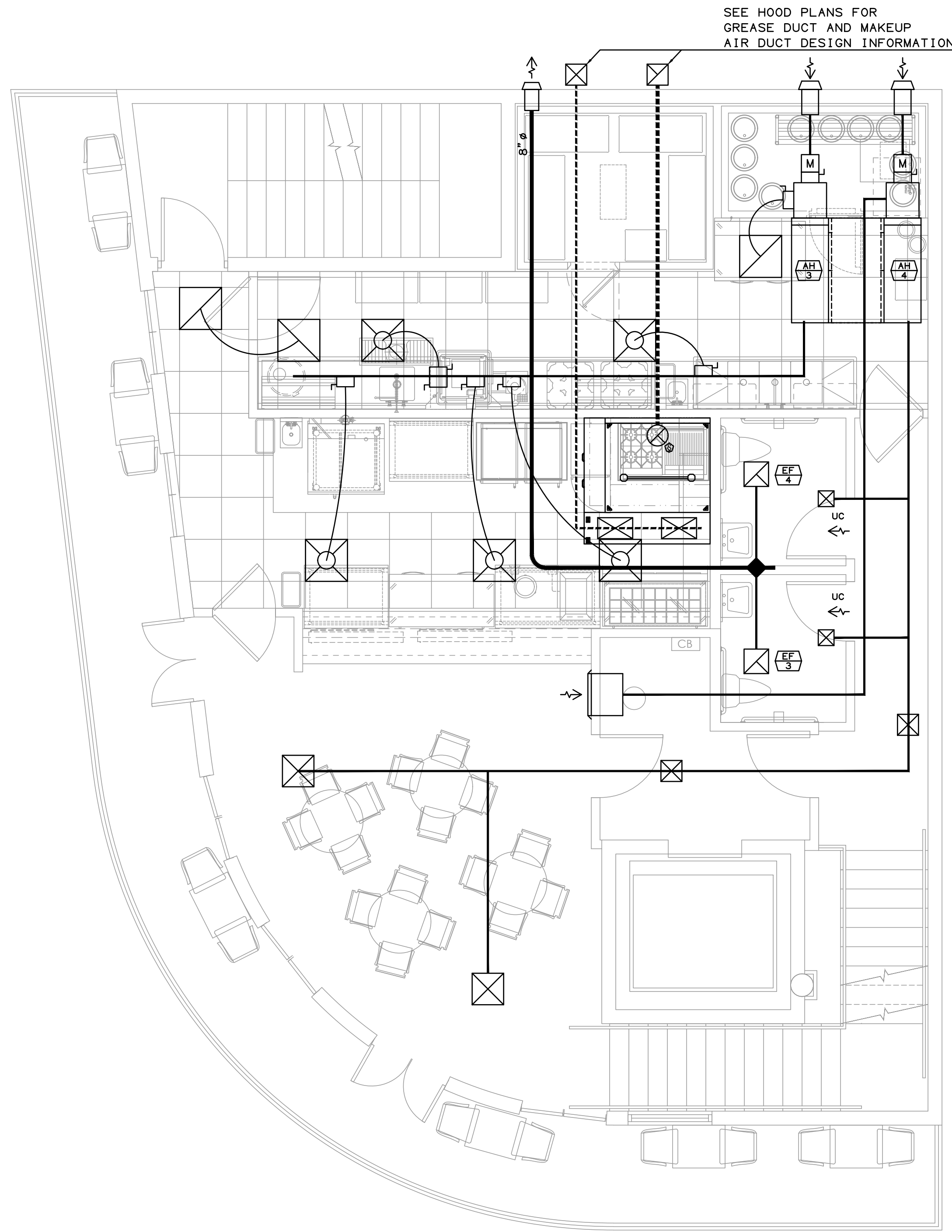
11-015-231302, P.A.C. ALLOWED FOR MET SEALS
EMBOSSED SEALS AND DIGITALLY CREATED SEALS
DIGITALLY CREATED SEALS SHALL COMPLY WITH
41015-302(2).

SEAL
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SHEET #

M-1

NOTE:
HOOD EXHAUST FAN (HEF-1), HOOD SUPPLY FAN (HSF-1)
AND ALL ASSOCIATED DUCTWORK IS BY OTHERS. ITEMS
ARE INDICATED HERE FOR COORDINATION ONLY.

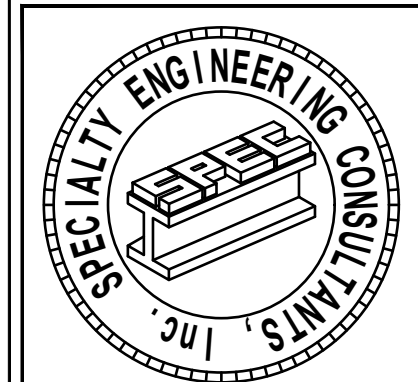


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SECOND FLOOR LEVEL
HVAC PLAN

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11-015-20102, P.A.C. ALLOWED FOR MEET SEALS
EMBOSS/STAMPED SEALS AND DIGITALLY CREATED SEALS
DIGITALLY CREATED SEALS SHALL COMPLY WITH
41G15-302(2)

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SHEET #
M-2

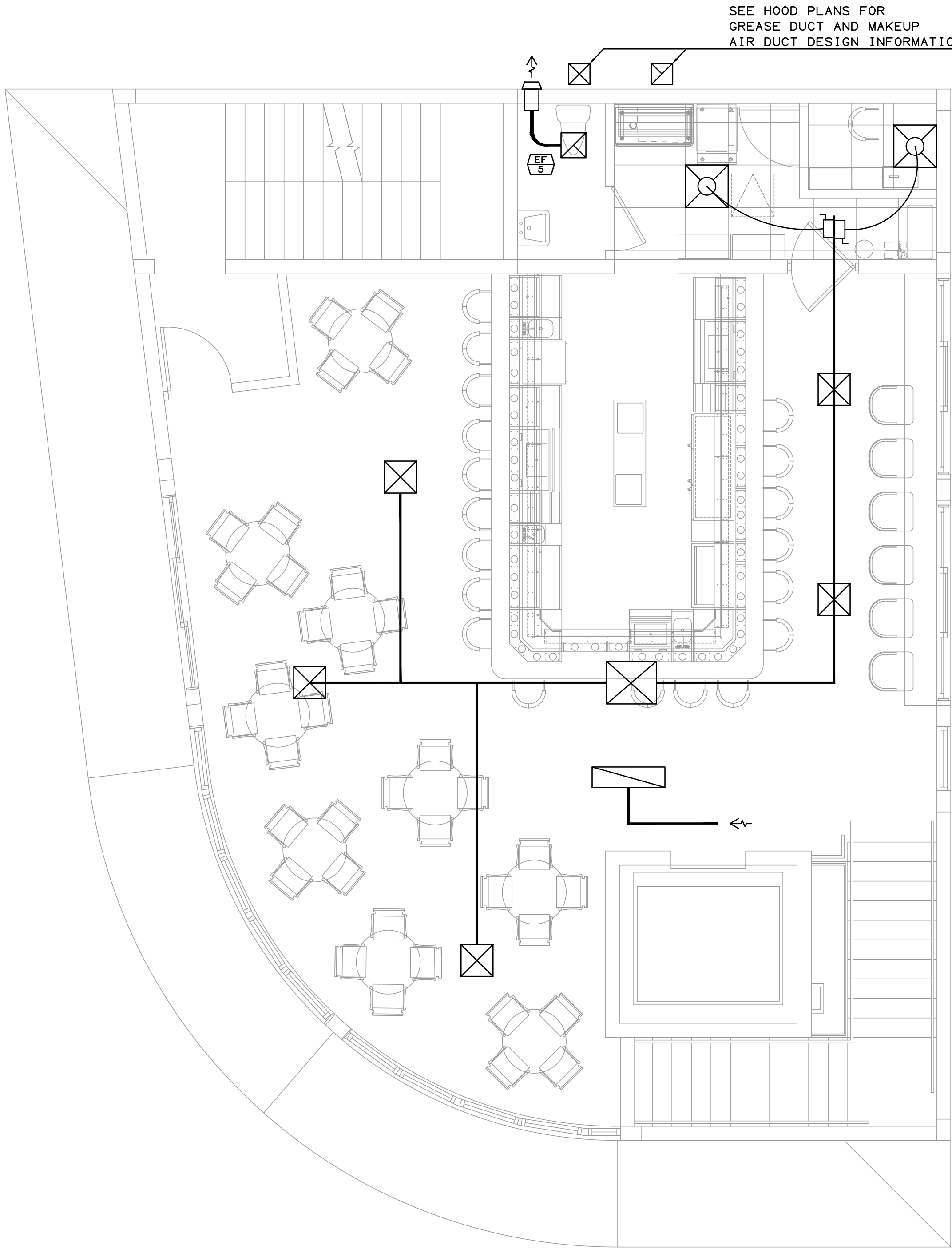


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ELECTRICAL - HVAC - PLUMBING

VENTILATION REQUIREMENTS (2020 FMC SECTION 403)				PEOPLE O.A. REQUIREMENTS				AREA O.A. REQUIREMENTS				Vbz	
APPLICATION	QUANTITY	AREA SF	O.A. AIR RATE CFM/PER Rp	OCCUPANT DENSITY #/1000 SF D	PEOPLE OUTDOOR AIR CFM Rp X(Az/(1000/D))	AREA OUTDOOR AIR RATE (CFM/SF) Ra	AREA OUTDOOR AIR CFM Ra X Az	BREATHING ZONE O.A. CFM RpPz + RaAz	Vbz O.A. CFM				
CORRIDORS		468	0.0	2	0	0.06	28	28					
BAR, COCKTAIL LOUNGES		471	7.5	100	353	0.18	85	438					
DINING ROOMS		1,922	7.5	70	1,009	0.18	346	1355					
KITCHENS/COOKING (0.7 CFM/SF EXH REQUIRED)		512						358					
KITCHEN TRANSFER AIR CREDIT								-358					
RESTROOM (70 CFM/ WC OR URINAL)	5	204	70.0					350					
TRANSFER AIR CREDIT								-350					
NONOCCUPIED AREAS, WALLS, MECH RMS		1,527						0					
SUBTOTAL									1821				
Ez (VENTILATION EFFICIENCY)									1.0				
TOTAL OUTSIDE AIR REQUIRED									1821				

OUTSIDE AIR PROVIDED:			
EQUIPMENT DESIGNATION	NOMINAL TONS	SUPPLY CFM	O.A. CFM
AH/CU-1	5.0	1,600	350
AH/CU-2	5.0	1,600	350
AH/CU-3	5.0	1,600	350
AH/CU-4	5.0	1,600	350
RT-1	5.0	1,600	425
TOTALS	25.0		1,825

BUILDING AIR BALANCE:			
EQUIPMENT DESIG	OUTSIDE AIR CFM	EX-HAUST CFM	NET CFM CFM
AH-1,2,3,4	1,400		1,400
RT-1	425		425
EF-1,2,3,4,5 (R.R.)		375	-375
HEF-1		1,250	-1,250
HSF-1	1,000		1,000
TOTALS	2,825	1,625	1,200



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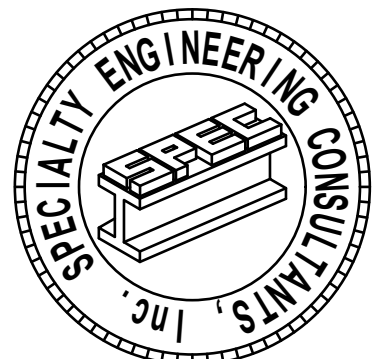
THIRD FLOOR LEVEL
HVAC PLAN

PROJECT INFORMATION

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FORT LAUDERDALE, FL. 33304

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REVISION

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EMBOSSED SEALS AND DIGITALLY CREATED SEALS
LEGALLY CREATED SEALS ONLY WITH
#1015-2020

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SHEET #

M-3

SPLIT SYSTEM SCHEDULE

MARK SYSTEM TYPE AREA SERVED	AH/CU-1, 2 CLG/ELEC HTG SEE PLANS 410A	AH/CU-3 CLG/ELEC HTG SEE PLANS 410A	AH/CU-4 CLG/ELEC HTG SEE PLANS
AIR HANDLER DATA: MANUFACTURER MODEL NO. WEIGHT (LBS) CABINET TYPE (VERT/HORIZ) CFM TOTAL CFM O. A. (" W. G.) E. S. P. (" W. G.) H. P. /F. L. A. RPM (SPEED) ELECTRIC HEATER KW HEATER STAGES HEAT LOCATION (DUCT/INT.) VOLTAGE (V/PH/60) POWER CONN. (SINGLE/MULTI) MAX FUSE	TRANE TAM9A0C48 180 SEE PLANS 1160 SEE OA SCHED 75 .75/5.0 VARIABLE 7.7 1 INTERNAL 240/1/60 SINGLE 50	TRANE TAM9A0C48 180 SEE PLANS 1200 SEE OA SCHED 75 .75/5.0 VARIABLE 4.8 1 INTERNAL 240/1/60 SINGLE 35	TRANE TAM9A0C36 160 SEE PLANS 1200 SEE OA SCHED 75 .50/3.5 VARIABLE 7.7 1 INTERNAL 240/1/60 SINGLE 45
CONDENSING UNIT DATA: MANUFACTURER MODEL NO. WEIGHT (LBS) COMP. QTY COMP. R. L. A. (EA.) COMP. L. R. A. (EA.) FAN QTY COND FAN H. P. (EA) COND FAN F. L. A. (EA) VOLTAGE (V/PH/60) MCA MAX FUSE	TRANE 4TTR7048 275 1 21.2 104 1 1/5 1.00 240/1/60 28 45 46x38x35	TRANE 4TTR7048 275 1 21.2 104 1 1/5 1.00 240/1/60 28 45 46x38x35	TRANE 4TTR7036 250 1 17.0 82.0 1 1/8 0.74 240/1/60 24 35 46x38x30
SYSTEM DATA (ARI COND): TOTAL COOLING (TMBH) SENSIBLE CAPACITY (SMBH) ENT. AIR TEMP. (F)(DB/WB) COMPRESSOR STAGES (%) HEATPUMP CAP (MBH) (17 DEG)	46.5 36.3 80/67 0/100 N/A	46.5 36.3 80/67 0/100 N/A	36.2 27.5 80/67 0/100 N/A
A. R. I. SYSTEM EFFICIENCIES: SEER/HSPF EER/IPLV/COP	16.25/- 12.5/-/-	16.25/- 12.5/-/-	17.0/- 13.0/-/-
REMARKS:	SEE BELOW	SEE BELOW	SEE BELOW

- SPLIT SYSTEM NOTES:
- SELECTION BASED ON TRANE, PROVIDE EQUAL BY CARRIER McQUAY, YORK, RHEEM, OR RUUD.
 - ALL UNITS MUST BE UL LISTED AND ARI CERTIFIED.
 - PROVIDE LIQUID LINE FILTER-DRYER SIGHT-GLASS AND SOLENOID VALVE.
 - PROVIDE SERVICE VALVES ON SUCTION AND LIQUID LINES.
 - PROVIDE ONE YEAR WARRANTY ON UNIT, 5 YEAR WARRANTY ON COMPRESSOR.
 - PROVIDE BUILT-IN FACTORY WIRED UL ELECTRIC HEATER W/HEATER CONTROL PACKAGE.
 - PROVIDE PROPER VIBRATION ISOLATION AS PER DRAWINGS AND SPECIFICATION, IF NOT SHOWN, AS PER MANUFACTURER'S RECOMMENDATION.
 - SIZE AND RUN COPPER REFRIGERANT PIPING AS PER MANUFACTURERS PUBLISHED RECOMMENDATIONS TO PROVIDE LISTED SENSIBLE AND TOTAL MBH.
 - PROVIDE AUX. DRAIN PAN AND A/C CONDENSATE DRAIN LINES WITH A TRAP AND CLEANOUT.
 - PROVIDE 3/8" THICK ARMAFLEX FIRE RETARDANT PIPING INSULATION ON A/C CONDENSATE LINES, 1/2" THICK ON REFRIGERANT SUCTION LINES 2-5/8" AND SMALLER, AND 3/4" ON ALL LINES LARGER THAN 2-5/8". PROVIDE AN ALUMINUM JACKET TO PROTECT THE INSULATION ON ALL PIPING OUTDOORS AND IN MECHANICAL ROOMS. OVERLAP END OF JACKET BY THREE INCHES AND SECURE WITH STAINLESS STEEL BANDING.
 - PROVIDE FILTER BOX AND TWO SETS OF 1" MERV 11 THROWAWAY FILTERS BY TRI-DIM MODEL "LX11ME" (800 937-1450).
 - E. S. P. DOES NOT INCLUDE COIL OR CABINET LOSSES.
 - UNLESS OTHERWISE NOTED CAPACITIES AND EFFICIENCIES ARE AT ARI CONDITIONS:
 - COORDINATE WITH ELECTRICAL CONTRACTOR BEFORE BIDDING OR ORDERING ANY EQUIPMENT.
 - SEE GENERAL, AIR CONDITIONING, DUCTWORK, AND COORDINATION NOTES FOR OTHER FIELD SUPPLIED ITEMS.
 - PROVIDE A/C UNITS WITH PROGRAMMABLE HEATING AND COOLING THERMOSTAT WITH FAN ON-OFF-AUTO SWITCH. SET STAT FOR FAN IN AUTO MODE. FAN SHALL NOT RUN UNLESS THE COMPRESSOR OR HEATER IS ON.
 - PROVIDE INTERGAL CIRCUIT BREAKER ON AHU.

ROOFTOP SCHEDULE

MARK AREA SERVED	RT-1 SEE PLANS 410A		
SYSTEM TYPE CONFIGURATION MANUFACTURER MODEL NO. OPERATING WT (LBS) UNIT SIZE (IN) (HxWxD)	CLG/HEAT DOWNFLOW TRANE VX-112-10D 2500 66x99x53		
INDOOR FAN DATA: CFM TOTAL CFM O. A. (" W. G.) E. S. P. (" W. G.) H. P. /F. L. A. RPM (SPEED)	2600 625 1.3 1.5/10.6 DIRECT		
COOLING DATA (95 DEG F AMB): TOTAL CAPACITY (TMBH) SENSIBLE CAPACITY (SMBH) ENT. AIR TEMP. (F)(DB/WB)	126.2 78.1 80/67		
HEATING CAPACITY DATA: BTUH (30 DEG F AMBIENT) KW (@ RATED VOLTAGE) HEATER STAGES	- 19 1		
CONDENSING DATA: NO. COMPRESSORS NO. COOLING STAGES COMP. R. L. A. (EA.) COMP. L. R. A. (EA.) NO. COND. FANS COND. FAN (H. P. /F. L. A.)	2 0/50/100 17.9 16.0 110 110 2 0.50/2.7		
ELECTRICAL DATA: V/PH/60 MCA MAX FUSE	230/3/60 65.1 70		
ENERGY EFFICIENCY DATA: EER / IPLV (@ ARI STD.) SEER (@ ARI STD.) COP (HEATING)	11.6/13.5 - 1.0		
REMARKS:	SEE BELOW		

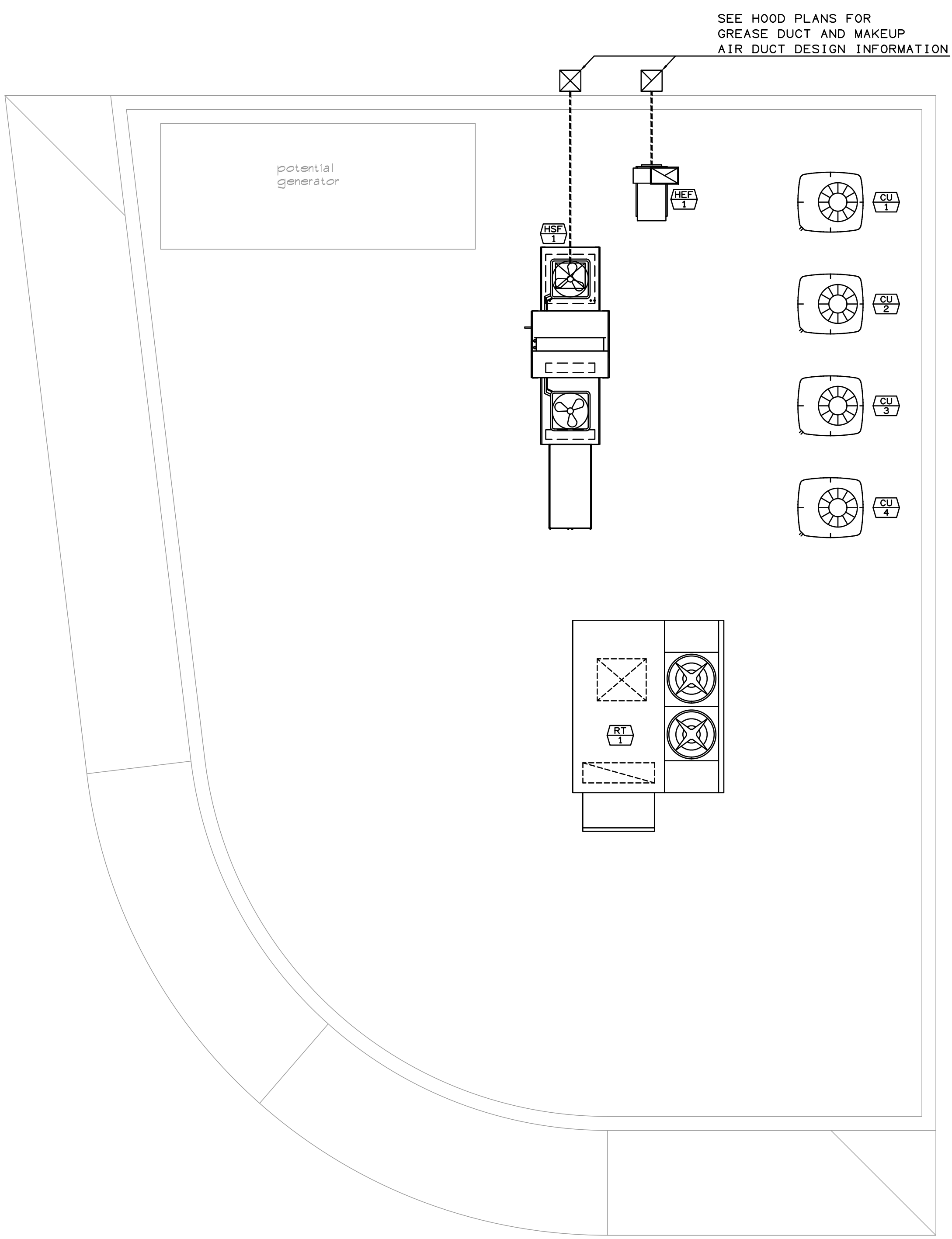
- ROOFTOP NOTES:
- UNIT MODEL SELECTION BASED ON TRANE, PROVIDE TRANE, CARRIER, OR APPROVED EQUAL.
 - PROVIDE A/C UNITS WITH WIFI PROGRAMMABLE HEATING AND COOLING THERMOSTAT WITH FAN ON-OFF-AUTO SWITCH, 5 DEG F HEATING/COOLING SETPOINT OVERLAP, AND NIGHT SETBACK MODE. SET STAT FOR FAN IN AUTO MODE. . FAN SHALL NOT RUN UNLESS THE COMPRESSOR IS ON.
 - PROVIDE THREE SETS OF 2" MERV 13 FILTERS "TRI-DIM TRI- PLEAT GREEN" THROW AWAY FILTERS (800-937-1450). INSTALL ONE SET DURING CONSTRUCTION AND THE OTHER JUST BEFORE TEST AND BALANCE. PROVIDE THIRD SET TO OWNER AFTER SYSTEM ACCEPTANCE.
 - PROVIDE CONDENSER COIL GUARDS.
 - ROOF CURBS ARE EXISTING, FIELD VERIFY EXISTING CURB MATCHES UNIT. PROVIDE CURB ADAPTORS IF REQUIRED.
 - PROVIDE LOW AMBIENT KIT FOR OPERATION DOWN TO 30 DEG F.
 - E. S. P. DOES NOT INCLUDE COIL, OR CABINET LOSSES.
 - UNLESS OTHERWISE NOTED CAPACITIES AND EFFICIENCIES ARE AT ARI CONDITIONS. OUTSIDE AIR DESIGN CONDITIONS: 95 DEGREES FDB, 80 DEGREES FWB. ENTERING AIR DESIGN CONDITIONS: 80 DEGREES FDB, 67 DEGREES FWB.
 - COORDINATE WITH ELECTRICAL CONTRACTOR BEFORE ORDERING ANY EQUIPMENT.
 - PROVIDE 100% ECONOMIZER WITH SOLID STATE ENTHALPY CONTROL, OUTSIDE AIR DAMPER SHALL OPEN ONLY WHEN COMPRESSOR OPERATES, CO2 CONTROL, AND BAROMETRIC RELIEF.
 - PROVIDE TWO SPEED EVAP FAN MOTOR.
 - PROVIDE HOT GAS REHEAT WITH ROOM HUMIDISTAT.
 - PROVIDE ELECTROFIN COIL COATING ON CONDENSER COILS.

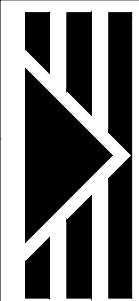
FAN SCHEDULE

MARK QUANTITY TYPE SERVICE MANUFACTURE MODEL NO. WEIGHT	EF-1 THRU 4 4 CEILING RESTROOMS GREENHECK SP-A110 17	EF-5 1 CEILING RESTROOM GREENHECK SP-A90 12	EF-6 1 CEILING JAN CLOSET GREENHECK SP-A90 12
AIR DATA: C. F. M. S. P. RPM B. H. P. (WATTS) TIP SPEED SONES	100 .25 950 (20) - 0.5	75 .25 870 (17) - 0.4	75 .25 870 (17) - 0.4
MOTOR DATA: DRIVE R. P. M. H. P. (WATTS) VOLT-PH-HZ	DIRECT 950 (20) 120/1/60	DIRECT 870 (17) 120/1/60	DIRECT 870 (17) 120/1/60
REMARKS	1, 2, 3, 4	1, 2, 3, 4	1, 2, 3, 4

- FAN NOTES
- SELECTION BASED ON GREENHECK, PROVIDE EQUAL BY PENN, LORAN COOK, OR ACME.
 - PROVIDE MOTOR STARTERS AND ALL ASSOCIATED CONTROLS ON ALL FANS.
 - PROVIDE BACK DRAFT DAMPER FOR ALL EXHAUST FANS.
 - SWITCH WITH LIGHT.

NOTE:
HOOD EXHAUST FAN (HEF-1), HOOD SUPPLY FAN (HSF-1)
AND ALL ASSOCIATED DUCTWORK IS BY OTHERS. ITEMS
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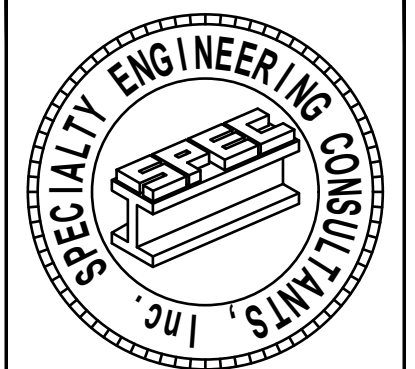
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41-015-230302, P.A.C. ALLOWED FOR MEETINGS, EMBROIDERED SEALS AND DIGITALLY CREATED SEALS. (DIGITALLY CREATED SEALS SHALL COMPLY WITH 61015-2020).

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SHEET #

M-4

GENERAL NOTES:

1.

THE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, EQUIPMENT, ACCESS PANELS, CONTROL SYSTEMS, DEVICES, PERMITS AND SERVICES NECESSARY FOR FURNISHING AND INSTALLING OF A COMPLETE SERVICEABLE MECHANICAL SYSTEM.
2.

ALL MECHANICAL SYSTEMS ARE TO BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE SECTIONS OF THE NFPA STANDARDS, ANSI STANDARDS, THE LOCAL BUILDING CODE, PLANS AND SPECIFICATIONS.
3.

ALL MATERIALS SHALL BE NEW (UNLESS OTHERWISE INDICATED) AND ANY DAMAGED EQUIPMENT SHALL BE REPLACED.
4.

CONTRACTOR WILL WARRANTY ALL MECHANICAL SYSTEMS, EQUIPMENT, PARTS AND LABOR, INSTALLED UNDER HIS CONTRACT, FOR A PERIOD OF ONE (1) YEAR AFTER C. O.
5.

PROVIDE SUBMITTALS IN PDF FORMAT FOR REVIEW BY ARCH/ENGR PRIOR TO PURCHASING ANY EQUIPMENT OR MATERIALS. SUBMITTALS SHALL INCLUDE ALL ITEMS AND MATERIALS SUPPLIED BY CONTRACTOR. SUBMITTALS SHALL HAVE A SUMMARY SHEET SHOWING ALL SCHEDULED INFORMATION. ANY EQUIPMENT OR MATERIALS INSTALLED WITHOUT REVIEWED SUBMITTALS SHALL BE REMOVED AND REINSTALL AT ARCH/ENGR DISCRETION WITH NO ADDITIONAL COMPENSATION TO CONTRACTOR. CONTRACTOR SHALL COORDINATE ALL ASPECTS OF HIS EQUIPMENT WITH ALL OTHER TRADES.
6.

PROVIDE 2 SETS (PLUS PDF COPY) OF MAINTENANCE AND OPERATION MANUALS ON ALL MECHANICAL EQUIPMENT OR SYSTEMS.
7.

ALL CUTTING, PATCHING, STRUCTURAL STEEL, WEATHER PROOFING, PAINTING, AND WALL OPENINGS SHALL BE BY THE GENERAL CONTRACTOR.
8.

ALL LOUVERS, GRILLES, PIPING, ETC. SHALL BE PAINTED TO MATCH SURROUNDING COLOR AND TEXTURES AS REQUIRED BY ARCHITECT. VERIFY COLOR AND TEXTURE WITH ARCHITECT.
9.

ALL OPENINGS IN BUILDING STRUCTURE, FOR DUCTWORK, PIPING, ETC. TO BE 1/2" LARGER (ON ALL SIDES) THEN THE OUTSIDE DIMENSIONS. FILL VOIDS WITH FIRE RETARDANT SILICONE (I.E. 3MT FIRE BARRIER SILICONE CARTRIDGE 2000+,.).

COORDINATION NOTES:

1.

A/C CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE HIS WORK FOR SIZE, LOCATION, CLEARANCE, ACCESS AND ELECTRICAL CHARACTERISTICS WITH ALL OTHER TRADES AND TO PROVIDE SHOP DRAWINGS TO THE ENGINEER FOR REVIEW BEFORE INSTALLATION OF DUCTWORK OR EQUIPMENT. SHOP DRAWING WILL INCLUDE BEAM OR STRUCTURE ELEVATION & REQUIRED EQUIPMENT ACCESS AREAS.
2.

WALL, ROOF, AND CEILING OPENINGS INDICATED ON CONTRACTOR DRAWINGS ARE NOMINAL DIMENSIONS ONLY AND ALL DUCT, PIPE OR EQUIPMENT PENETRATIONS SHALL BE SLEEVED AND FIRE RATED AS REQUIRED, ADJUST OPENINGS
3.

COORDINATE LOCATION OF CEILING DIFFUSERS, GRILLES AND REGISTERS IN THE FIELD WITH LIGHTS, SPRINKLERS AND ARCHITECTURAL ELEMENTS.
4.

COORDINATE LOCATION OF A/C UNITS, THERMOSTATS, FANS AND DUCTWORK WITH BUILDING STRUCTURE AND OTHER TRADES SO THAT NO INTERFERENCES OCCUR.
5.

IN GENERAL, DUCT OFFSETS HAVE NOT BEEN SHOWN. A/C CONTRACTOR TO COORDINATE THESE AS REQUIRED.
6.

MECHANICAL PLANS IN GENERAL, ARE DIAGRAMMATIC IN NATURE, AND ARE TO BE READ IN CONJUNCTION WITH ARCH. PLUMBING, ELECTRICAL AND STRUCTURAL PLANS. DUCT AND PIPING OFFSETS, BENDS AND TRANSITIONS WILL BE REQUIRED TO PROVIDE AND INSTALL A COMPLETE FUNCTIONAL SYSTEM AND SHALL BE PROVIDED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

MECHANICAL EQUIPMENT NOTES:

1.

ALL MECHANICAL EQUIPMENT SHALL BE ARI & U.L. LISTED WHERE APPLICABLE AND RATED FOR THE REQUIRED SERVICE, PRESSURES, TEMPERATURES, AND SHALL BE PROVIDED WITH ALL NECESSARY TRANSFORMERS, SEALS, VALVES, CONNECTIONS, ETC. TO FUNCTION PROPERLY.
2.

MOUNT ALL WALL THERMOSTATS AT 48" AFF DUE TO ADA REQUIREMENTS.
3.

INSTALL ALL EQUIPMENT TO COMPLY WITH THE MANUFACTURERS SPECIFICATIONS AND CLEARANCE REQUIREMENTS.
4.

ALL INSULATION WILL HAVE FIRE/SMOKE RATING LESS THAN 25/50.
5.

PROVIDE A MIN. OF 3' CLEARANCE IN FRONT OF ALL 120-240 VOLT RATED PANELS AND DISCONNECTS. PROVIDE ADEQUATE SIDE CLEARANCE PER NEC.
6.

PROVIDE FLEXIBLE DUCT CONNECTORS, RATED AS REQUIRED, TO ALL FANS, A/C UNITS, OR MECHANICAL EQUIPMENT, EXCEPT FANS USED FOR GREASE EXHAUST.
7.

PROVIDE VIBRATION ISOLATORS ON ALL MECHANICAL EQUIPMENT AS CALLED FOR IN THE SPECIFICATIONS OR DETAILS. IF NOT SPECIFIED, AS RECOMMENDED BY MANUFACTURER FOR QUIET AND VIBRATION FREE OPERATION.
8.

PROVIDE A MIN. OF 10' CLEARANCE BETWEEN O/A INTAKES AND VTR OR EXHAUST OPENINGS.
9.

HVAC CONTRACTOR SHALL TEST AND BALANCE ALL MECHANICAL EQUIPMENT, AIR DEVICES, EXTRACTORS, DAMPERS, A/C UNITS, FANS, ETC. TO PROVIDE THE DESIGN QUANTITIES AS SHOWN ON THE PLANS OR SCHEDULES. T&B WORK SHALL INCLUDE ADJUSTING (OR REPLACING) PULLEYS AND DRIVE SETTINGS AS REQUIRED TO PROVIDE AIR FLOWS INDICATED. PROVIDE A WRITTEN T & B REPORT IN ACCORDANCE WITH THE AIR BALANCE COUNCIL STANDARDS.
10.

RUN CONDENSATE DRAINS TO DRYWELL, OR LANDSCAPE AREA. GRAVITY CONDENSATE DRAINS SHALL BE A MINIMUM OF 3/4" UP TO 10 TONS, 1" UP TO 25 TONS. SIZES ARE FOR TOTAL CONNECTED TONNAGE. CONDENSATE DRAINS SHALL BE SCHEDULE 40 PVC. INSULATE ALL CONDENSATE PIPING INSIDE THE BUILDING WITH 1/2" ARMAFLEX.
11.

MOUNT ALL OUTDOOR EQUIPMENT FOR WIND LOADS AND MOUNTING HEIGHTS AS REQUIRED BY LOCAL CODES.
12.

PROVIDE STRANDED COPPER CONTROL WIRING.
13.

ALL PIPING AND DUCTWORK SHALL BE SLEEVED THRU WALLS, BEAMS, SLABS, ETC, AS REQUIRED AND COORDINATED WITH THE STRUCTURAL ENGINEER. PROVIDE NECESSARY TRANSITIONS AS REQUIRED FOR DUCTWORK INSTALLATION.
14.

BALANCE OUTSIDE AIR DAMPER TO PROVIDE FRESH AIR AS INDICATED IN VENTILATION SCHEDULE.
15.

CONTRACTOR WILL PROTECT THE AIR-CONDITIONING UNITS AND DUCTWORK IN THE FOLLOWING MANNER FOR BOTH NEW AND EXISTING EQUIPMENT. PRE-FILTER ALL RETURN AIR GRILLES WITH ROLL TYPE FILTER MEDIA AND REPLACE IT AS NEEDED THROUGHOUT THE CONSTRUCTION PERIOD. EQUIPMENT MUST NOT BE STARTED FOR ANY PURPOSE UNTIL THE DRYWALL SANDING, ETC. IS COMPLETED. ONCE DRYWALL SANDING IS COMPLETED, THE UNITS MAY BE STARTED ONCE THE ABOVE PRE-FILTERING IS COMPLETED.

DUCTWORK & ACCESSORIES NOTES :

1.

ALL DUCTWORK SHALL BE AS FOLLOWS OR APPROVED EQUAL:

a)

SUPPLY – CERTAINTEEED ULTRA DUCT GOLD 1-1/2" 3/4 LB FIBERGLASS DUCTBOARD R=6.0.

b)

RETURN – CERTAINTEEED ULTRA DUCT GOLD 1-1/2" 3/4 LB FIBERGLASS DUCTBOARD R=6.0.

c)

FLEX DUCT – THERMAFLEX G-KM R=6.0, UL-181 CLASS 1.

d)

ROUND SUPPLY AND RETURN BETWEEN TRUNKDUCT AND FLEXDUCT – (SNAPLOCK) GALVANIZED SHEET METAL, 28 GA MIN., WITH 2"-3/4 PSF R=6.0 DUCT WRAP.

e)

O/A – GALV. SHEETMETAL, 28 GA MIN. W/ 1" 3/4 LB WRAP

f)

EXHAUST – GALV. SHEETMETAL 28 GA MINIMUM.

g)

KITCHEN – HOOD & DUCTWORK PLANS BY OTHERS.
2.

ASSEMBLE, INSTALL, AND SEAL DUCTWORK IN ACCORDANCE WITH SMACNA "HVAC DUCT CONSTRUCTION STANDARD". UNLESS OTHERWISE NOTED ON PLANS CONSTRUCT DUCTWORK TO 2" DUCT CLASS, SEAL TO 100% CLOSURE.
3.

SEAL ALL SHEETMETAL DUCTS JOINTS WITH RCD #8 MASTIC.
4.

MAKE JOINTS FOR DUCT WRAP AND DUCTBOARD WITH GLASS FABRIC AND VAPOR BARRIER COATING TO 30 MILL DRY FILM THICKNESS, RCD #9.
5.

CONTRACTOR SHALL PROTECT ALL FIBERGLASS INSULATION PRODUCTS FROM DAMAGE. INSULATION PRODUCTS SHALL NOT BE ALLOWED TO GET WET. INSULATION DAMAGED AS A RESULT OF MOISTURE, VANDALISM, OR CONSTRUCTION TRAFFIC SHALL BE REPLACED.
6.

PROVIDE MANUFACTURES PREMOLDED INSULATION BLANKET (R=6 MIN) WHEN AVAILABLE. IF NOT AVAILABLE, INSULATE NECKS AND BELLS OF ALL SUPPLY AIR DIFFUSERS WITH 1-1/2" R=6.0 BLANKET INSULATION. SECURE INSULATION TO DIFFUSER NECK WITH STAINLESS STEEL DUCT CLAMPS. NYLON DRAWBANDS MAY BE USED IN NON PLENUM CEILINGS.
7.

USE RADIUS RECTANGULAR FITTINGS OR TURNING VANES IN ALL SUPPLY DUCT ELBOWS, CONICAL BRANCH TAKE-OFFS, SPLITTER DAMPERS WHERE INDICATED ON DRAWINGS AND VOLUME CONTROL EXTRACTORS IN ALL BRANCH DUCTS OR DIFFUSER CONNECTIONS. USE YOUNG'S REGULATOR "YR 270-275" OR APPROVED EQUAL ON BRANCH VOLUME DAMPER ABOVE NON ACCESSABLE CEILING.
8.

ALL DUCT SIZES ARE CLEAR INSIDE DIMENSIONS.
9.

PLANS ARE DIAGRAMMATIC. IN GENERAL DUCT OFFSETS HAVE NOT BEEN SHOWN. A/C CONTRACTOR SHALL COORDINATE THESE AS REQUIRED WITH BUILDING STRUCTURE AND OTHER TRADES.
10.

TERMINAL AIR DISTRIBUTION DEVICES SHALL BE "TITUS" UNLESS OTHERWISE NOTED OR APPROVED EQUAL:

a)

CD CEILING DIFFUSER MODEL TDCA-AA, TYPE 1 BORDER, ADJUSTABLE THROWS, WITH SQUARE OR ROUND NECK. PROVIDE 4-WAY ADJUSTABLE AIR PATTERNS UNLESS OTHERWISE SHOWN ON PLANS.

b)

TMS CEILING DIFFUSER MODEL TMSA-AA, 24X24 MODULE, ADJUSTABLE THROWS, WITH ROUND INLET. PROVIDE "IB" R=6 MOLDED INSULATION BLANKET. FOR DRYWALL CEILINGS PROVIDE "TRM" RAPID MOUNT FRAME. SEE ARCHITUTRAL CEILING PLAN FOR AREAS WITH T-BAR OR DRYWALL CEILINGS.

c)

RAG LOUVERED RETURN AIR GRILLE MODEL 350FL. PROVIDE A 24X24 NOMINAL SIZE UNLESS OTHERWISE NOTED.

d)

PD PERFORATED DIFFUSER PAS AND PAR.

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HVAC NOTES

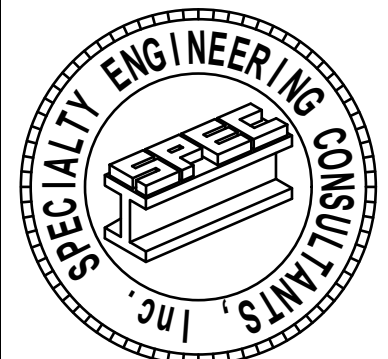
PROJECT INFORMATION

POUNCEY
SANDBAR

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FILE NAME:

SCALE AS NOTED

DATE 08/24/2021

RVD. BY JFD

DRWN. BY JFD

REVISION

4/18/2020/2021 P.A.C. ALLOWED FOR MET SEALS
EMBOSSED SEALS AND DIGITALLY CREATED SEALS
DIGITALLY CREATED SEALS (LOCAL COUNTY WITH
4/18/15-2020)

SEAL
GARY McDOUGLE PE FL #56214
D. MARK LeBLANC PE FL #35683
D. ADAM LeBLANC PE FL #77012
JESSICA F. DORNBLASER AIA INCARB
FLORIDA REGISTRATION AR97928

SHEET #

M-5



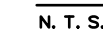
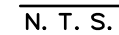
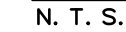
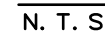
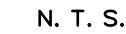
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CONSULTING ENGINEERS

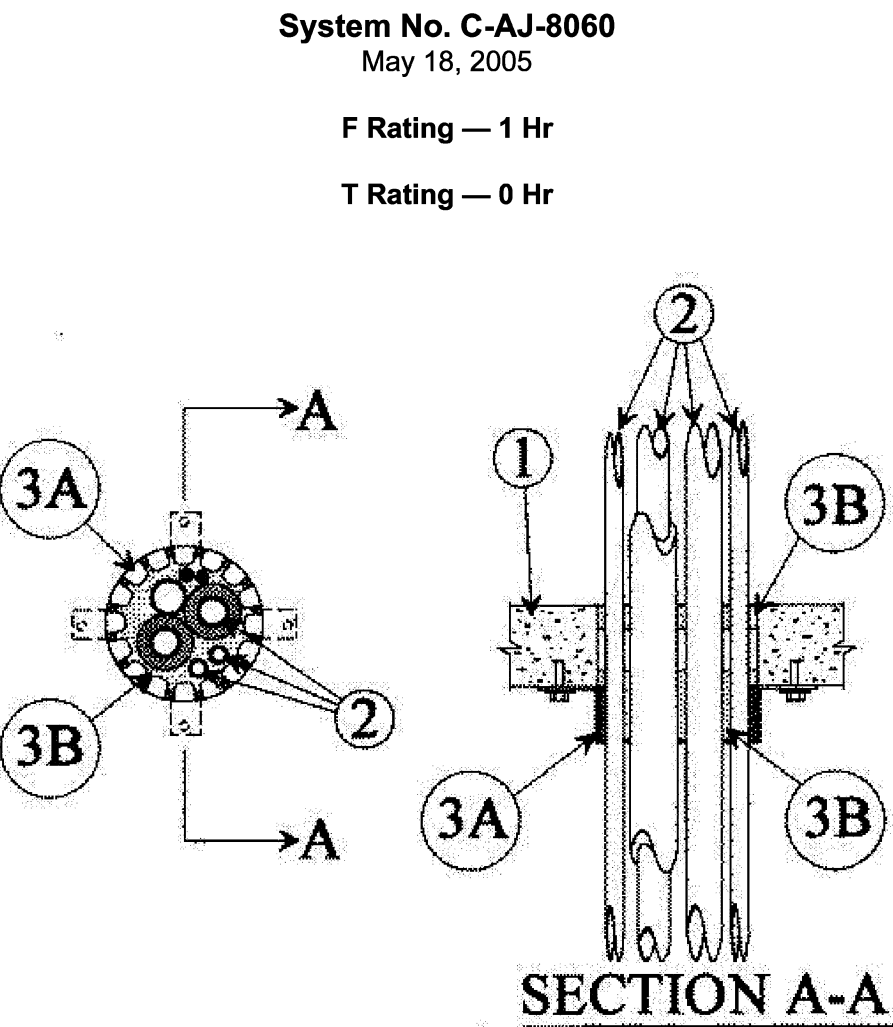
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ELECTRICAL - HVAC - PLUMBING





1. **Floor or Wall Assembly** — Min 2-1/2 in. (64 mm) thick reinforced lightweight or normal weight (100-150 pcf or 1600 - 2400 kg/m³) concrete. Wall may also be constructed of any UL **Classified Concrete Blocks***. Floor may also be constructed of any min 6 in. (152 mm) thick UL Classified hollow-core **Precast Concrete Units***. Max diam of opening is 4-1/2 in. (114 mm). See **Concrete Blocks** (CAZT) and **Precast Concrete Units** (CFTV) categories in the Fire Resistance Directory for names of manufacturers.
2. **Through Penetrants** — Pipes, conduits, tubing or cables to be bundled within the opening such that the aggregate cross-sectional area of penetrants in opening to be min 42 percent to max 54 percent of the cross-sectional area of the opening in floor or wall. A min 1/4 in. (6 mm) annular space shall be maintained around uninsulated metallic pipes. The space between penetrants and periphery of opening shall be min 1/4 in. (6 mm). Penetrants to be rigidly supported on both sides of floor or wall assembly. The following types and sizes of penetrants may be used:
- A. **Metallic Pipes** — The following types and sizes of metallic pipes, conduits or tubing may be used:
- A1. **Steel Pipe** — Nom 3/4 in. (19 mm) diam (or smaller) Schedule 5 (or heavier) steel pipe.
- A2. **Conduit** — Nom 3/4 in. (19 mm) diam (or smaller) electrical metallic tubing or steel conduit.
- A3. **Copper Tubing** — Nom 3/4 in. (19 mm) diam (or smaller) Type L (or heavier) copper tubing.

firestop device and between penetrants, flush with the bottom surface of floor and extending downward. When PPD 4 firestop device is used, min 2 in. (51 mm) thickness of caulk or putty applied to completely fill annular space inside of firestop device and between penetrants, flush with the bottom surface of floor or and extending downward. Min 5/8 in. (16 mm) thickness of caulk or putty applied within annular space between penetrants and periphery of opening flush with bottom surface of floor. Min 3/4 in. (19 mm) thickness of caulk or putty applied to completely fill annular space, flush with top surface of floor. In walls, min 5/8 in. (16 mm) thickness of caulk or putty applied within annular space between penetrants and periphery of opening flush with both surfaces of wall. Min 1 in. or 2 in. (25 mm or 51 mm) thickness of caulk or putty for PPD 3 and PPD 4 devices, respectively, applied to completely fill annular space inside of firestop devices and between penetrants, flush with both surfaces of wall and extending outward.

3M COMPANY — CP25WB+ Caulk, FB-3000 WT Sealant, MP+ Stix Putty or IC 15WB+ Caulk (Note: CP 25WB+ not suitable for use with CPVC pipes.)

- *Bearing the UL Classification Marking
- ++Bearing the UL Listing Mark
- +++Bearing the UL Recognized Component Marking

Last Updated on 2005-05-18

Design/System/Construction/Assembly Usage Disclaimer

- Authorities Having Jurisdiction should be consulted in all cases as to the particular requirements covering the installation and use of UL Certified products, equipment, system, devices, and materials.
- Authorities Having Jurisdiction should be consulted before construction.
- Fire resistance assemblies and products are developed by the design submitter and have been investigated by UL for compliance with applicable requirements. The published information cannot always address every construction nuance encountered in the field.
- When field issues arise, it is recommended the first contact for assistance be the technical service staff provided by the product manufacturer noted for the design. Users of fire resistance assemblies are advised to consult the general Guide Information for each product category and each group of assemblies. The Guide Information includes specifics concerning alternate materials and alternate methods of construction.
- Only products which bear UL's Mark are considered Certified.

The appearance of a company's name or product in this database does not in itself assure that products so identified have been manufactured under UL's Follow-Up Service. Only those products bearing the UL Mark should be considered to be Certified and covered under UL's Follow-Up Service. Always look for the Mark on the product.

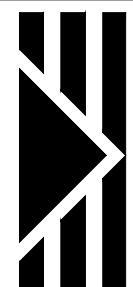
- A4. **Copper Pipe** — Nom 3/4 in. (19 mm) diam (or smaller) Regular (or heavier) copper pipe. All pipes, conduits or tubing larger than nom 1/2 in. (13 mm) diam shall be provided with pipe covering (Item 3).
- B. **Nonmetallic Pipes** — A max of one nonmetallic pipe or conduit may be used. A min 1/4 in. (6 mm) space must be maintained between uninsulated metallic pipes and nonmetallic pipes or conduits. The following types and sizes of nonmetallic pipes or conduits may be used:
- B1. **Polyvinyl Chloride (PVC) Pipe** — Nom 1-1/4 in. (32 mm) diam (or smaller) Schedule 40 solid core PVC pipe for use in closed (process or supply) or vented (drain, waste or vent) piping system.
- B2. **Chlorinated Polyvinyl Chloride (CPVC) Pipe** — Nom 1-1/4 in. (32 mm) diam (or smaller) SDR13.5 CPVC pipe for use in closed (process or supply) piping systems.
- B3. **Rigid Nonmetallic Conduit++** — Nom 1-1/4 in. (32 mm) diam (or smaller) Schedule 40 PVC conduit installed in accordance with Article 347 of the National Electrical Code (NFPA No. 70).
- C. **Cables** — Max 7/C No. 12 AWG multiconductor power and control cables; XLPE or PVC insulation with XLPE or PVC jacket.
- D. **Pipe Covering*** — The following types and sizes of pipe coverings may be used with the metallic pipes:
- D1. **Tube Insulation — Plastics+++** — Nom 1/2 in. (13 mm) thick acrylonitrile butadiene/polyvinyl chloride (AB/PVC) flexible foam furnished in the form of tubing. See **Plastics+++** (QMFZ2) category in the Plastics Recognized Component Directory for names of manufacturers. Any Recognized Component tube insulation material meeting the above specifications and having a UL94 Flammability Classification of 94-5VA may be used.
- D2. **Pipe Covering*** — Nom 1/2 in. (13 mm) thick hollow cylindrical heavy density (min 3.5 pcf or 56 kg/m³) glass fiber units jacketed on the outside with an all service jacket. Longitudinal joints sealed with metal fasteners or factory-applied self-sealing lap tape. Transverse joints secured with metal fasteners or with butt tape supplied with the product.
- See **Pipe and Equipment Covering — Materials** (BRGU) category in the Building Materials Directory for names of manufacturers. Any pipe covering material meeting the above specifications and bearing the UL Classification Marking with a Flame Spread Index of 25 or less and a Smoke Developed Index of 50 or less may be used.
3. **Firestop System** — The details of the firestop system shall be as follows:
- A. **Firestop Device*** — Firestop device consisting of a steel collar lined with intumescent material and provided with steel clips for attachment to underside of floor or both sides of wall in accordance with accompanying installation instructions. The following firestop devices are to be used, dependent on the max opening size.

Max Opening Size In.	Firestop Device
3-1/2 (89 mm)	PPD 3
4-1/2 (114 mm)	PPD 4

3M COMPANY

- B. **Fill, Void or Cavity Materials*** — **Caulk, Sealant or Putty** — When PPD 3 firestop device is used, min 1 in. (25 mm) thickness of caulk or putty applied to completely fill annular space inside of

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ELECTRICAL – HVAC – PLUMBING

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SHEET INFORMATION

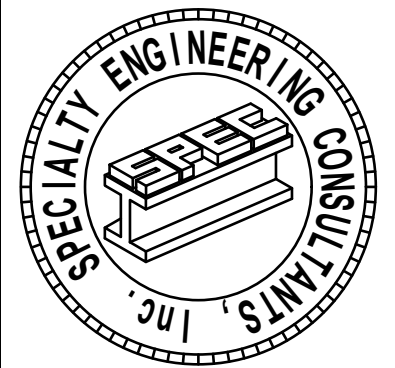
HVAC DETAILS

PROJECT INFORMATION

POUNCEY
SANDBAR
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FILE NAME:

SCALE AS NOTED

DATE 08/24/2021

RVD. BY JFD

DRWN. BY JFD

REVISION

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4-1815-200302 3-A-C. ALLOWED FOR MET SEALS
EMBOSSED SEALS AND DIGITALLY CREATED SEALS
DIGITALLY CREATED SEALS SHALL COMPLY WITH
4-1015-200202

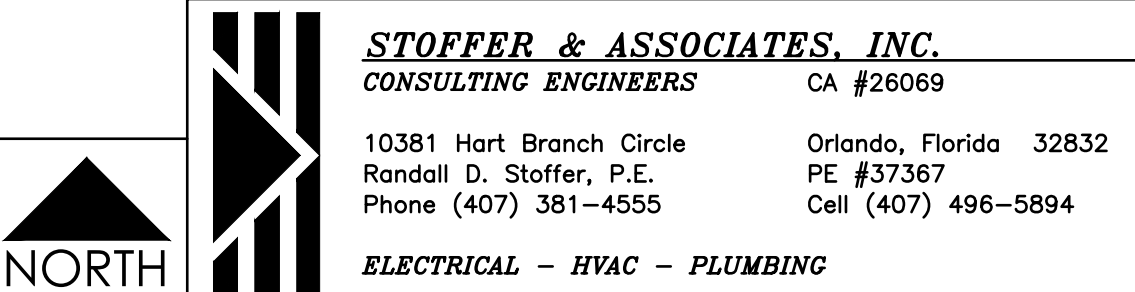
SEAL
GARY McDOUGLE PE FL #56214
D. MARK LEBLANC PE FL #35683
D. ADAM LEBLANC PE FL #77012
JESSICA F. DORNBLASER AIA NCARB
FLORIDA REGISTRATION AR97928

SHEET #

M-7

KEYNOTES:

- ① 4" SANITARY, CONNECT TO EXISTING SERVICE, FIELD VERIFY LOCATION PRIOR TO BID.
- ② 1 1/4" GAS PIPE, CONNECT TO EXISTING GAS METER, FIELD VERIFY LOCATION PRIOR TO BID.
- ③ 4" GREASE PIPE, CONNECT TO EXISTING GREASE TRAP, FIELD VERIFY LOCATION PRIOR TO BID.
- ④ 1 1/2" WATER SERVICE, CONNECT TO EXISTING WATER SUPPLY, FIELD VERIFY LOCATION PRIOR TO BID.
- ⑤ 4" SANITARY AND 4" GREASE RISERS FROM SECOND FLOOR.
- ⑥ EXISTING MOP SINK, RECONNECT TO GREASE SYSTEM AND HOT AND COLD WATER SYSTEM.
- ⑦ WATER HEATER MOUNTED ON FLOOR.
- ⑧ 1/2" HWR PIPE FROM SECOND FLOOR.
- ⑨ PIPING RUNS ABOVE CEILING.
- ⑩ 1 1/4" GAS PIPE UP TO SECOND FLOOR.
- ⑪ HOT AND COLD WATER PIPES UP TO SECOND FLOOR.
- ⑫ GAS LIGHT FIXTURE BY ARCHITECT.
- ⑬ GAS PIPE FROM SECOND FLOOR.

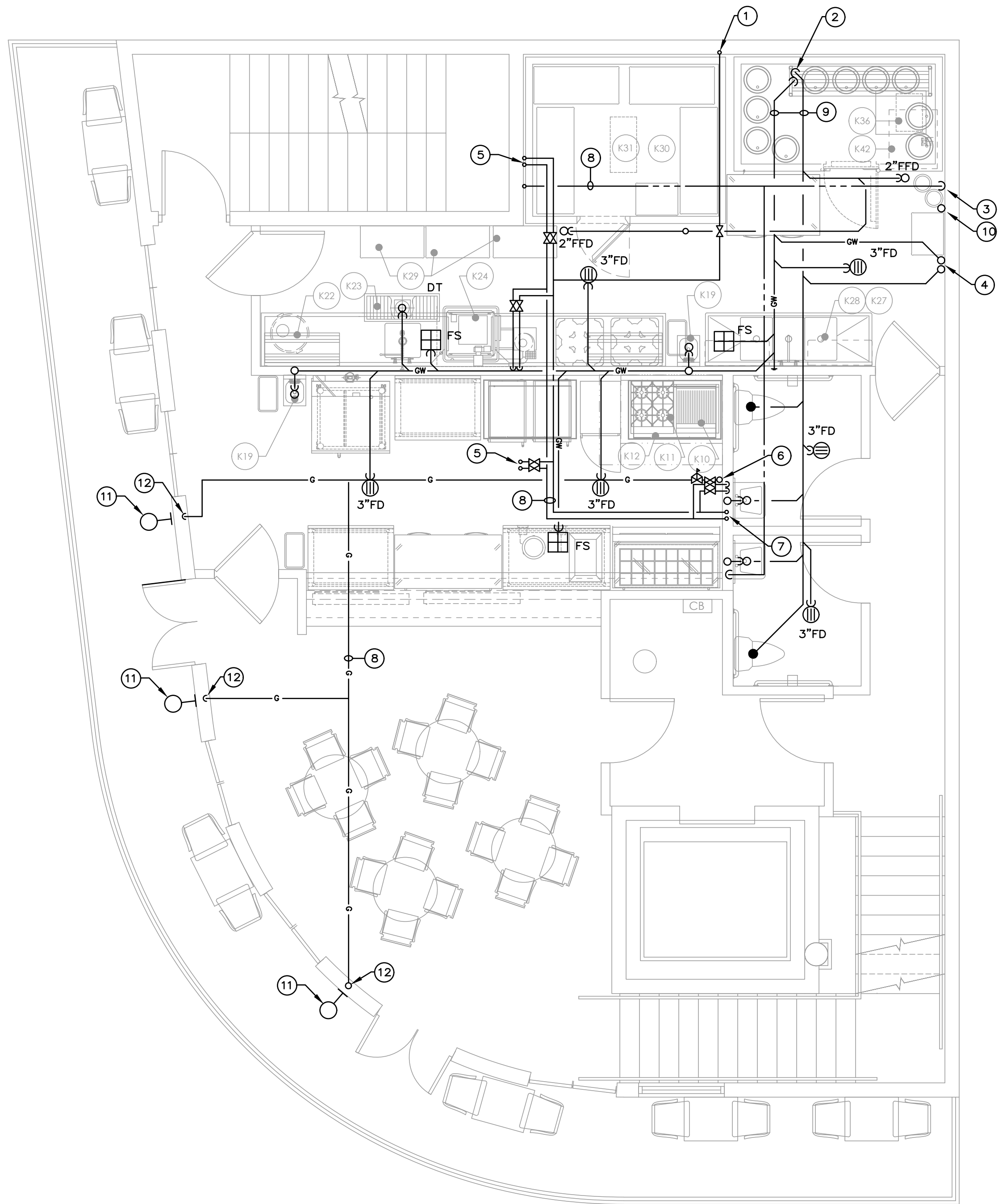


P-1

FIXTURE/EQUIPMENT					
	DESCRIPTION	MANUF. / MODEL	ELECTRICAL	PLUMBING	REMARKS
K10	BROILER, GAS	VULCAN VCCB25		3/4" GAS	58 MBTU
K11	HOT PLATE, GAS	VULCAN VCRH24		3/4" GAS	100 MBTU
K12	EXHAUST HOOD	CAPTIVE AIR CUSTOM			SEE SHOP DRAWINGS
K19	SINK, HAND, WALL MTD	KROWNE HS-9L		1/2" IPS C&H 1-1/2" IPS DRAIN	
K22	SOIL TABLE/SINK/ SHELF/ FAUCET	EMJAC/T&S CUSTOM/ B-0133-12ACB8ST			MISSING
K23	FLOOR TROUGH	EMJAC CUSTOM			MISSING
K24	WAREWASHER	INSINGER MACHINE COMPANY CX 20 W/ VAPOR GUARD		1/2" NPT HOT 1-1/2" NPT DRAIN	
K27	SINK, SCULLERY, 3 COMPARTMENT	JOHN BOOS & CO. 3B18244-2D18		3-1/2" DRAIN TO INDIRECT	
K28	FAUCET, WALL MOUNTED	T & S BRASS 5F-8WLX14		1/2" NPT HOT 1/2" NPT COLD	
K30	WALK IN COOLER	ARTIC CUSTOM			SEE SHOP DRAWINGS
K31	EVAPORATOR	ARTIC CUSTOM			PART OF COOLER SEE SHOPS
K35	BEER, WALK IN COOLER	ARTIC CUSTOM			SEE SHOP DRAWINGS
K36	EVAPORATOR	ARTIC CUSTOM			PART OF COOLER SEE SHOPS

KEYNOTES:

- 1 COLD WATER PIPE UP FROM FLOOR BELOW.
- 2 4" SANITARY AND 4" GREASE PIPES DOWN TO FIRST FLOOR.
- 3 1/2" HWR PIPE DOWN TO FIRST FLOOR..
- 4 3" SANITARY AND 3" GREASE RISERS FROM THIRD FLOOR.
- 5 HOT AND COLD WATER PIPES UP TO THIRD FLOOR.
- 6 GAS RISER FROM FRIST FLOOR.
- 7 HOT AND COLD WATER PIPES UP FROM FIRST FLOOR.
- 8 PIPING RUNS ABOVE CEILING.
- 9 PIPING RUNS BELOW FLOOR SLAB.
- 10 VENT RISER.
- 11 GAS LIGHT FIXTURE BY ARCHITECT.
- 12 GAS PIPE DOWN TO SECOND FLOOR EXTERIOR LIGHT AND DOWN TO FIRST FLOOR CEILING.



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ELECTRICAL - HVAC - PLUMBING

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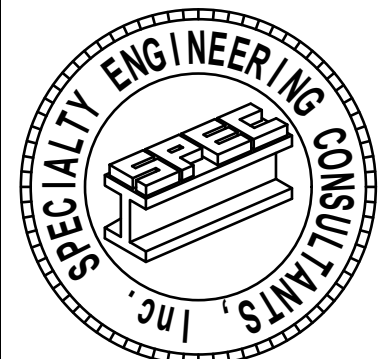
SHEET INFORMATION

SECOND FLOOR LEVEL
POWER PLAN

PROJECT INFORMATION

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FILE NAME:

SCALE AS NOTED

DATE 08/24/2021

RVD. BY JFD

DRWN. BY JFD

REVISION

11-015-20102, P.A.C. ALLOWED FOR MET SEALS
EMBOSSED SEALS AND DIGITALLY CREATED SEALS
DIGITALLY CREATED SEALS SHALL COMPLY WITH
41015-20102.SEAL
GARY McDOUGLE, PE, FL #56214
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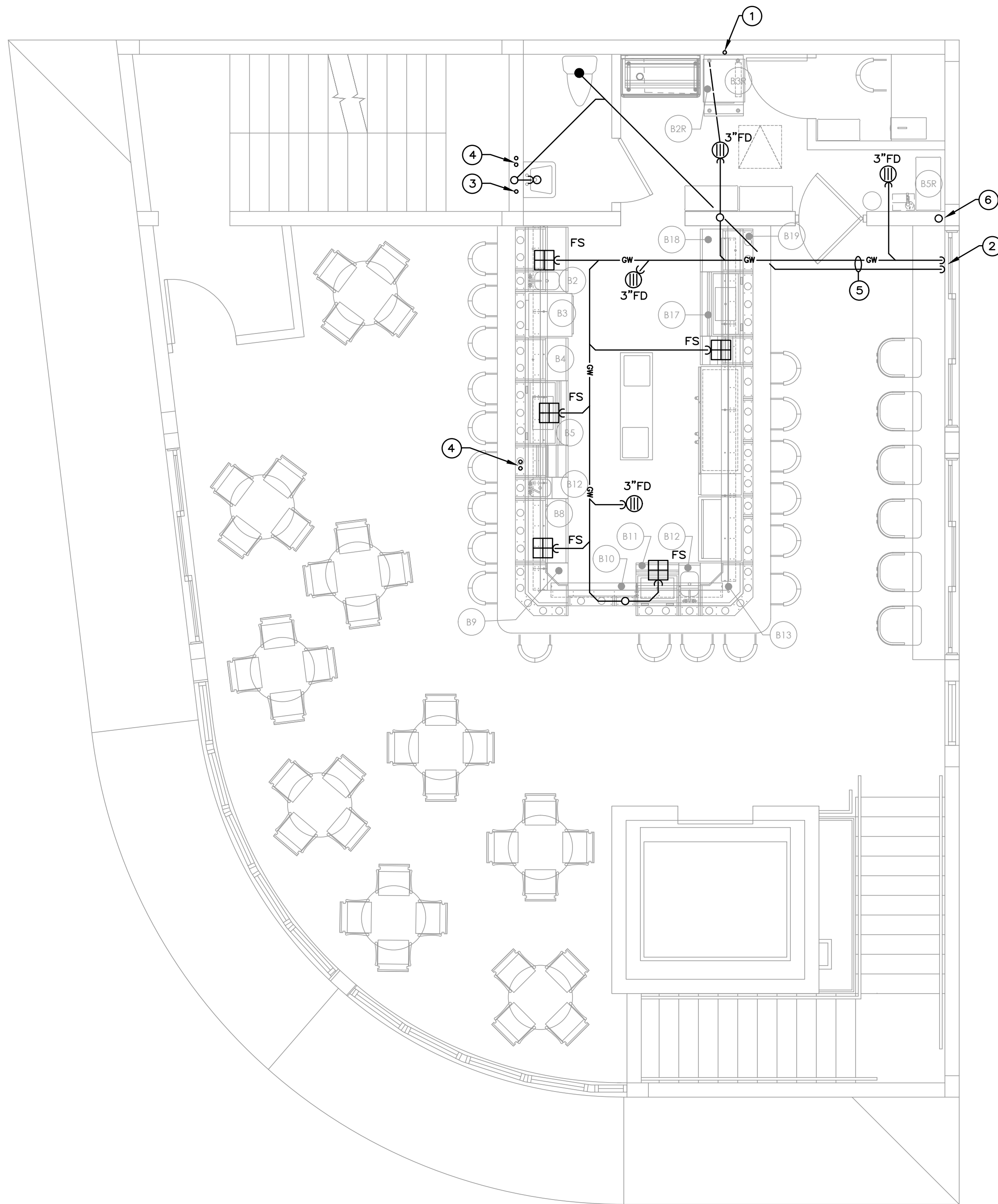
P-2

FIXTURE/EQUIPMENT

	DESCRIPTION	MANUF. / MODEL	ELECTRICAL	PLUMBING	REMARKS
B2	UNDER BAR HANDSINK	KROWNE KR24-1C		1/2" IPS H/C 1-1/2" IPS DRAIN	
B3	GLASSWASHER	KROWNE GWH-24		1/2" COLD 3/4" I.D. FLEX.DRAIN	
B4	UNDER BAR GLASS RACK	KROWNE KR24-GS81-PE		1" IPS DRAIN	
B5	UNDER BAR CHEST/ SODA GUN	KROWNE KR19-36-10		1" IPS DRAIN	
B8	UNDER BAR FILLER/ DRAIN BOARD	KROWNE KR24-GS36-PE		1" IPS DRAIN	
B9	UNDER BAR FILLER/ DRAIN BOARD	KROWNE KR24-DRC90		1" IPS DRAIN	
B10	DRINK RAIL	KROWNE KR-DR12		3/4" DRAIN LINE TO FLOOR SINK	
B11	UNDER BAR ICE CHEST/ SODA GUN	KROWNE KR19-24DP-10		1" IPS DRAIN	
B12	UNDER BAR HAND SINK	KROWNE KR24-1C		1/2" IPS H/C 1-1/2" IPS DRAIN	
B13	UNDER BAR FILLER/ DRAIN BOARD	KROWNE KR24-DRC90		1" IPS DRAIN	
B17	UNDER BAR ICE CHEST/SODA GUN	KROWNE KR19-36-10		1" IPS DRAIN	
B18	UNDER BAR GLASS RACK	KROWNE KR24-GS81-PE		1" IPS DRAIN	
B19	DRINK RAIL	KROWNE KR-DR48		3/4" DRAIN LINE TO FLOOR SINK	
B2R	BIN, ICE	SCOTSMAN AMERICAS B322S		1" IPS DRAIN	
B3R	ICE MAKER W/O BIN	SCOTSMAN AMERICAS C0322MA-1		3/4" FPT WATER INLET	
B5R	BAG N BOX, CARB/CO2	BY VENDOR CUSTOM			

KEYNOTES:

- 1 COLD WATER PIPE UP FROM SECOND FLOOR.
- 2 3" SANITARY AND 3" GREASE PIPES DOWN TO SECOND FLOOR.
- 3 1/2" HWR PIPE DOWN TO SECOND FLOOR..
- 4 HOT AND COLD WATER PIPES UP FROM SECOND FLOOR.
- 5 PIPING RUNS BELOW FLOOR SLAB.
- 6 VENT RISER.



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ELECTRICAL - HVAC - PLUMBING

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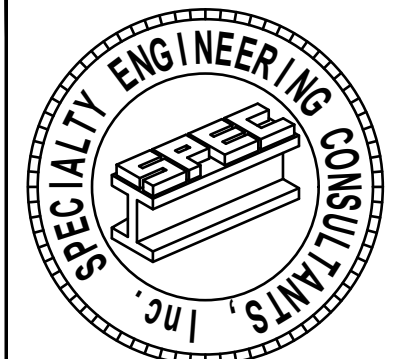
THIRD FLOOR LEVEL
POWER PLAN

PROJECT INFORMATION

**POUNCEY
SANDBAR**
900 SUNRISE LANE
FORT LAUDERDALE, FL. 33304

CLIENT INFORMATION

EVERGLADES GROUP
7119 NORTH DIXIE HIGHWAY
WEST PALM BEACH, FL. 33401



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FILE NAME:

SCALE AS NOTED

DATE 08/24/2021

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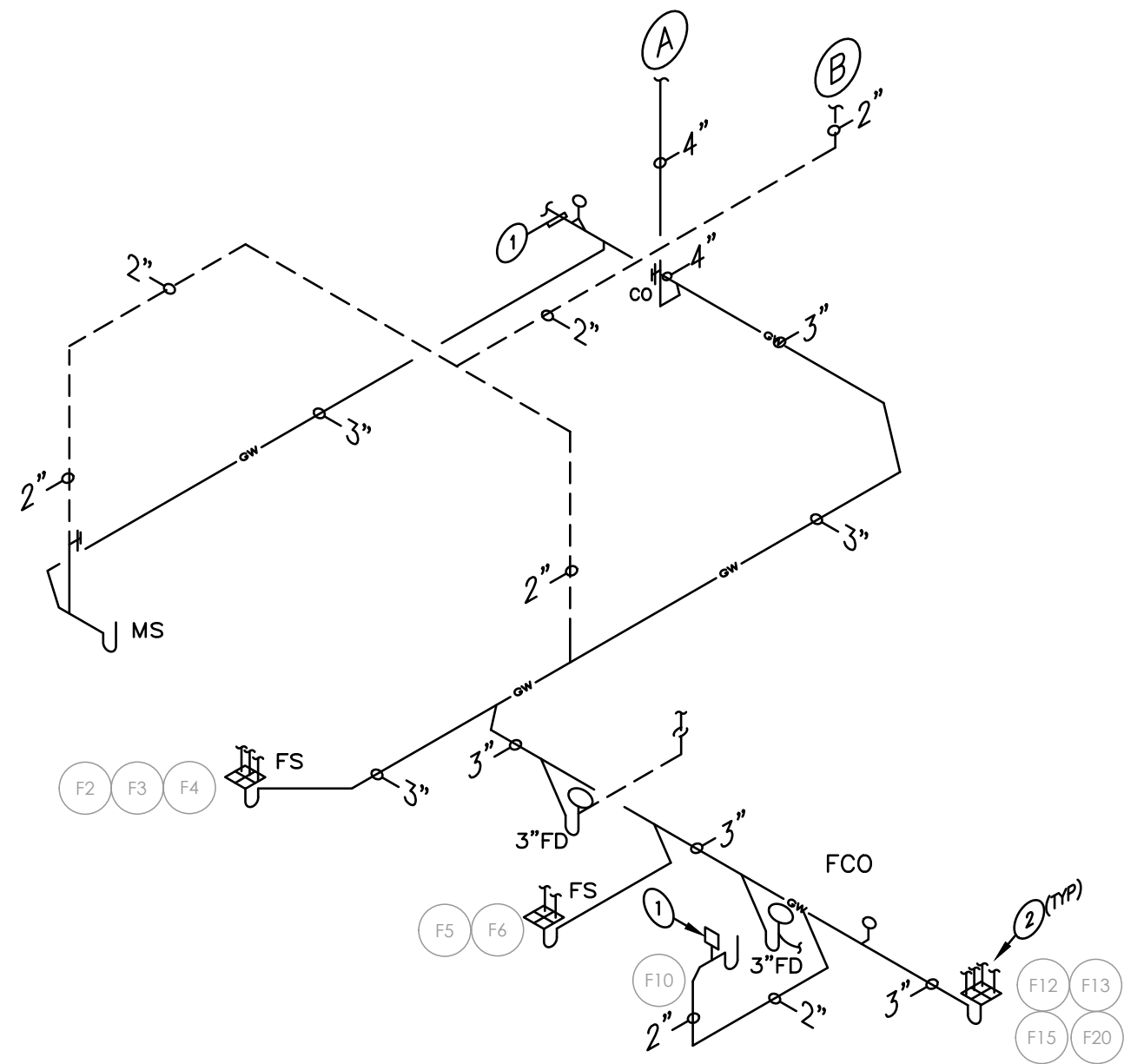
REVISION

11-01-2010 2:00 P.M. - ALL DIMENSIONS ARE IN FEET AND INCHES. DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

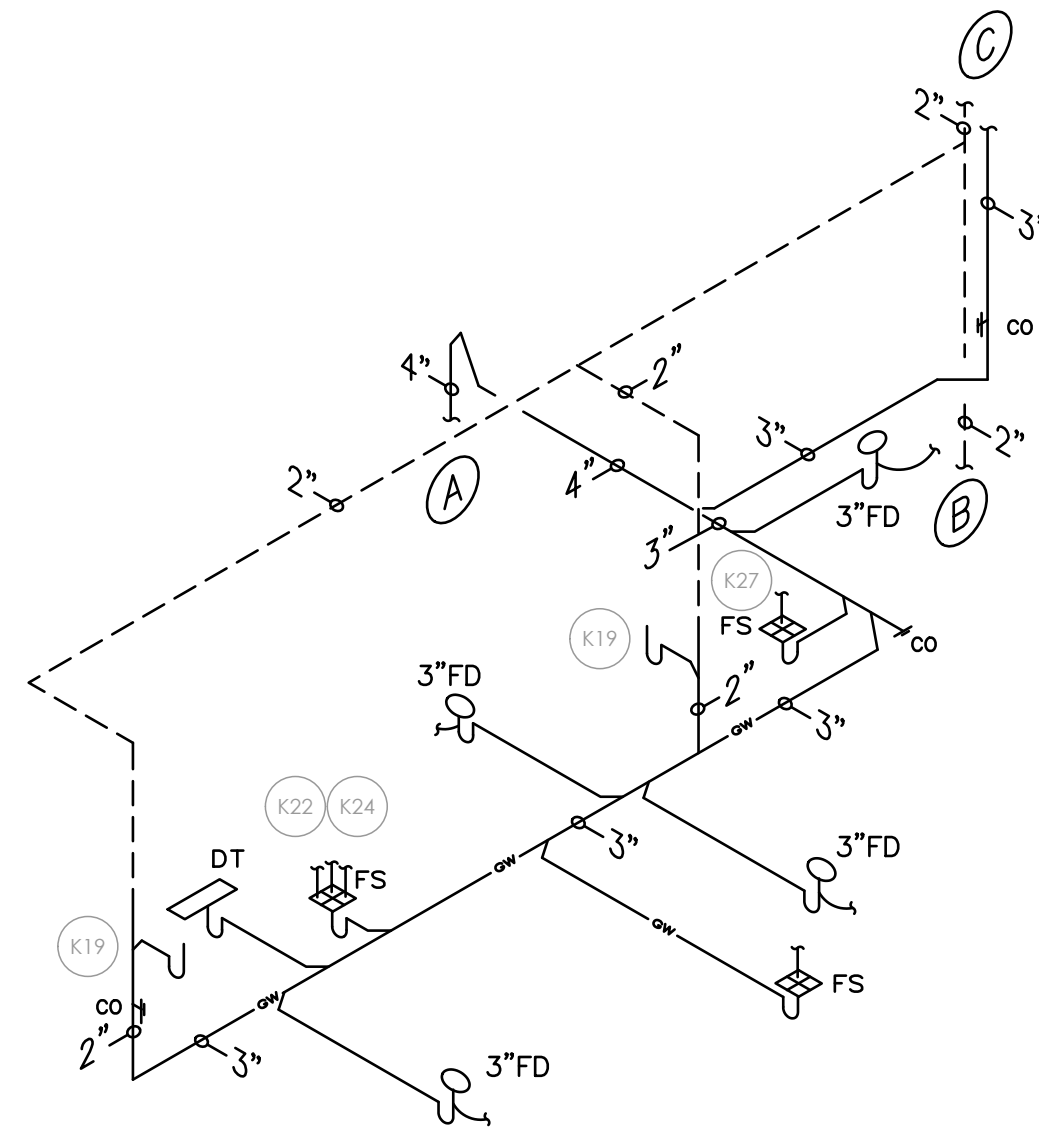
SEAL
GARY McDOUGLE, PE FL #56214
D. MARK LEBLANC, PE FL #35683
JESSICA F. DORNBLASER, AIA NCARB
FLORIDA REGISTRATION AR97928

SHEET #

P-3



FIRST FLOOR

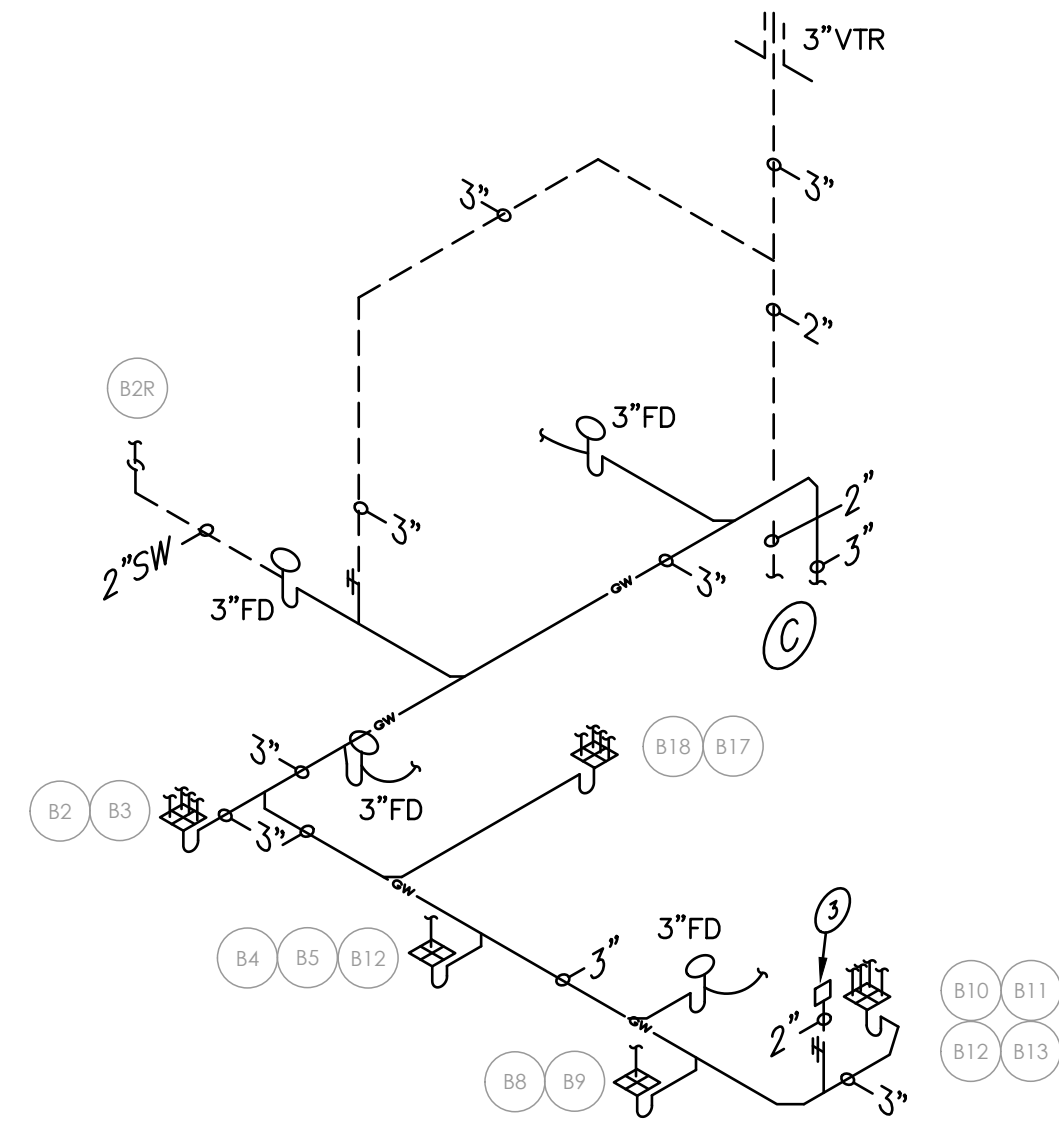


SECOND FLOOR

1 GREASE ISOMETRICS
NTS

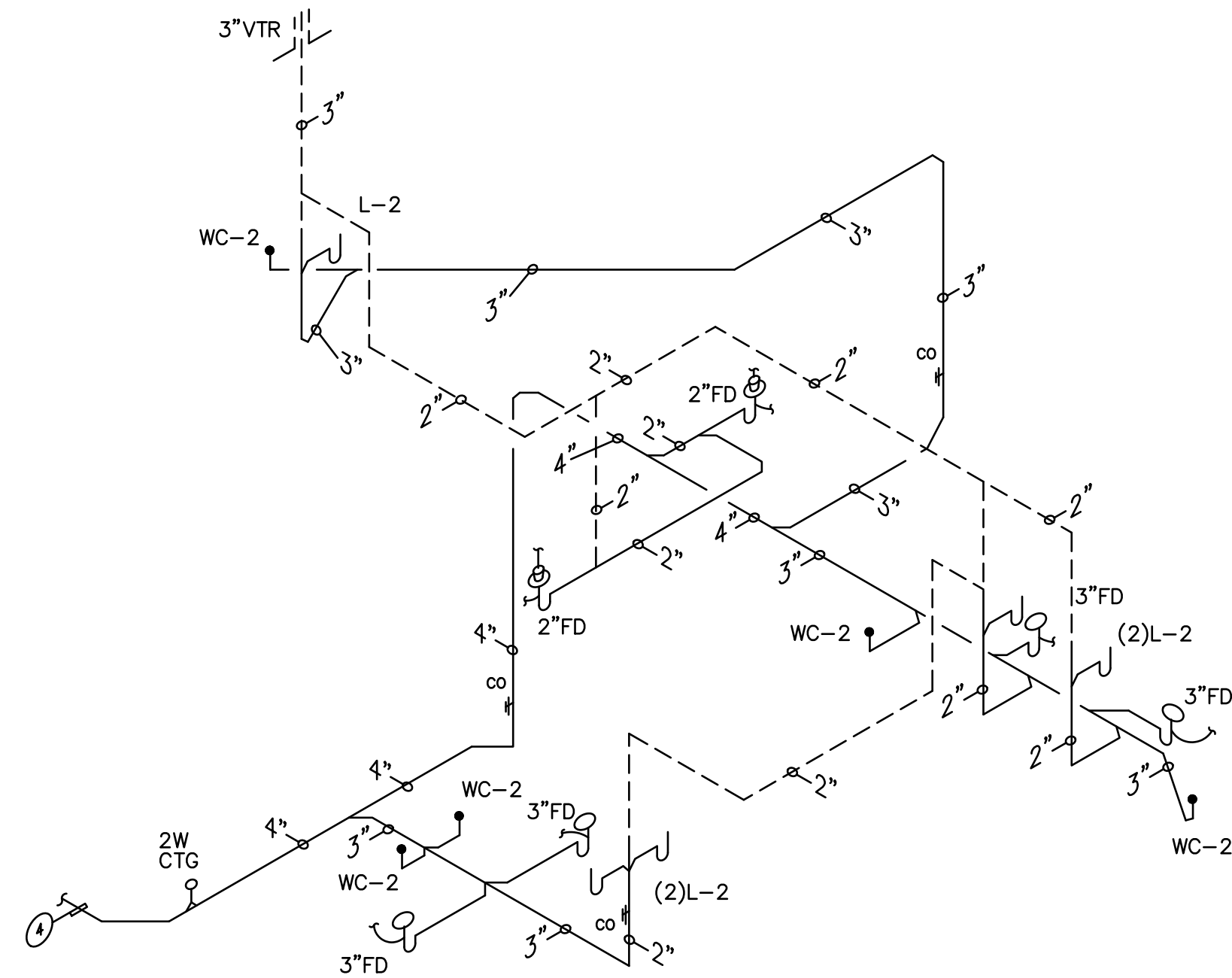
KEYNOTES:

- 4" GREASE PIPE, CONNECT TO EXISTING GREASE TRAP AT 1/8"/FT., FIELD VERIFY LOCATION PRIOR TO BID.
- INDIRECT WASTE FROM KITCHEN EQ., SEE KITCHEN CONSULTANTS DWGS FOR SIZES AND LOCATIONS.
- 2" AAV.
- 4" SANITARY PIPE, CONNECT TO EXISTING SANITARY SYSTEM AT 1/8"/FT., FIELD VERIFY LOCATION PRIOR TO BID.



THIRD FLOOR

2 GREASE ISOMETRICS
NTS



3 SANITARY ISOMETRIC
NTS



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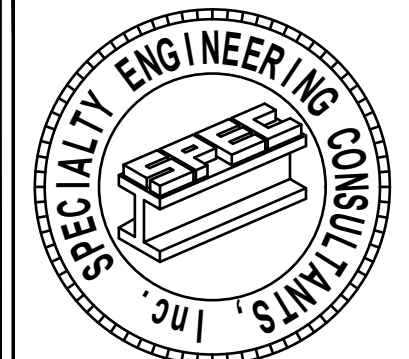
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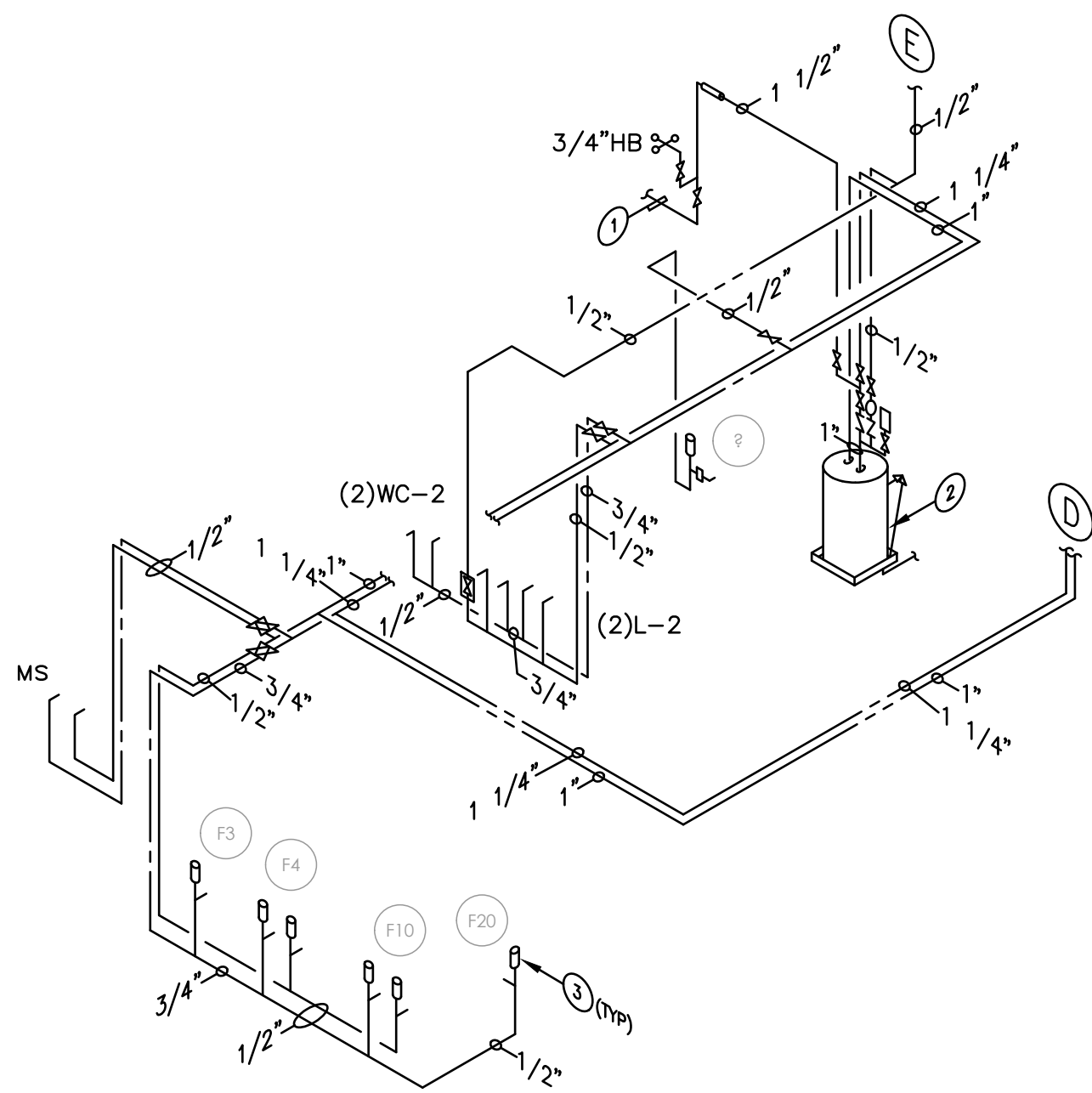
REVISION

11-01-2010/2012 P.A.C. ALLOWED FOR NET SEAL, EMBOSSED SEAL AND DIGITALLY CREATED SEAL. DIGITALLY CREATED SEAL SHALL COMPLY WITH 61015-30(2).

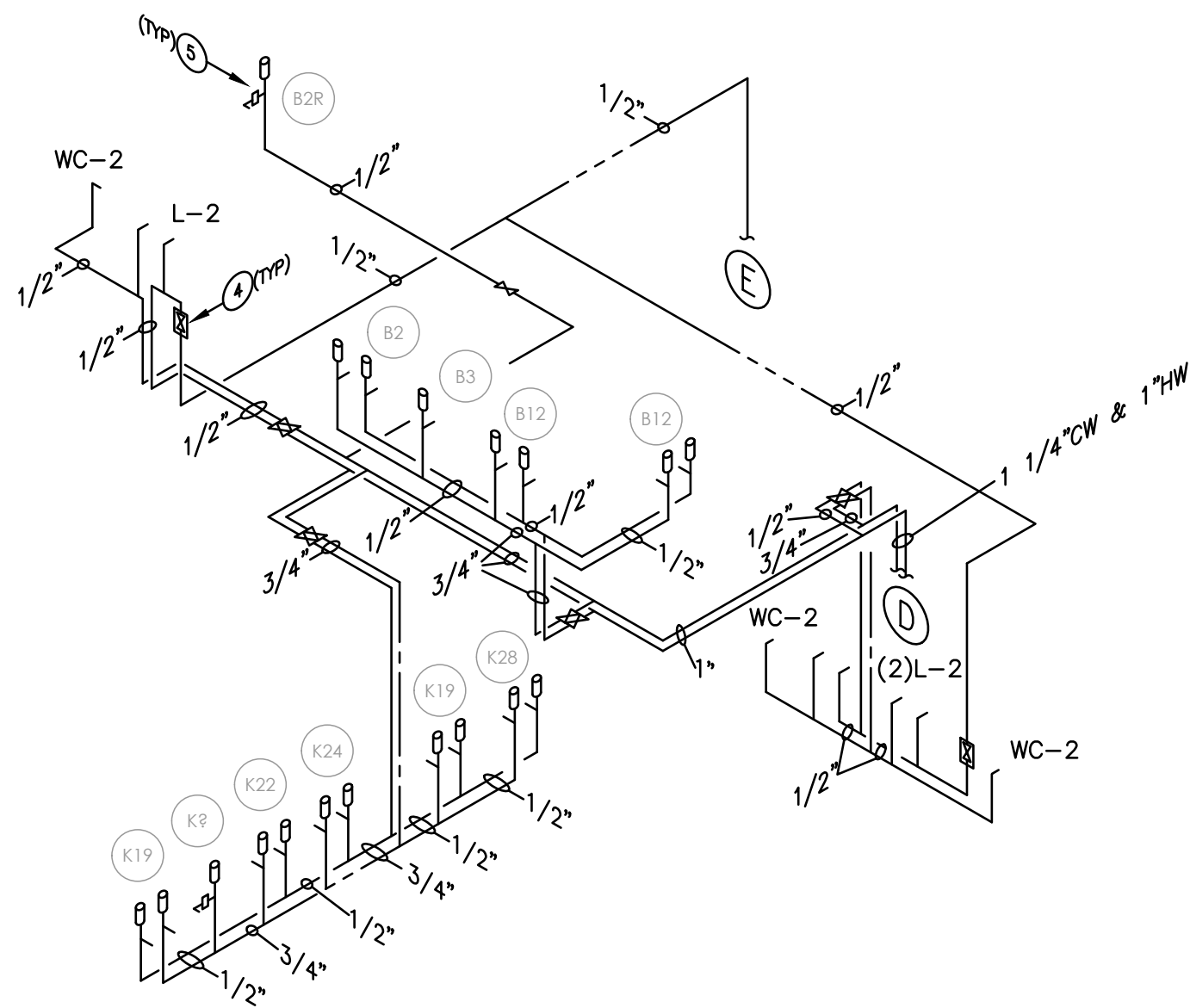
SEAL
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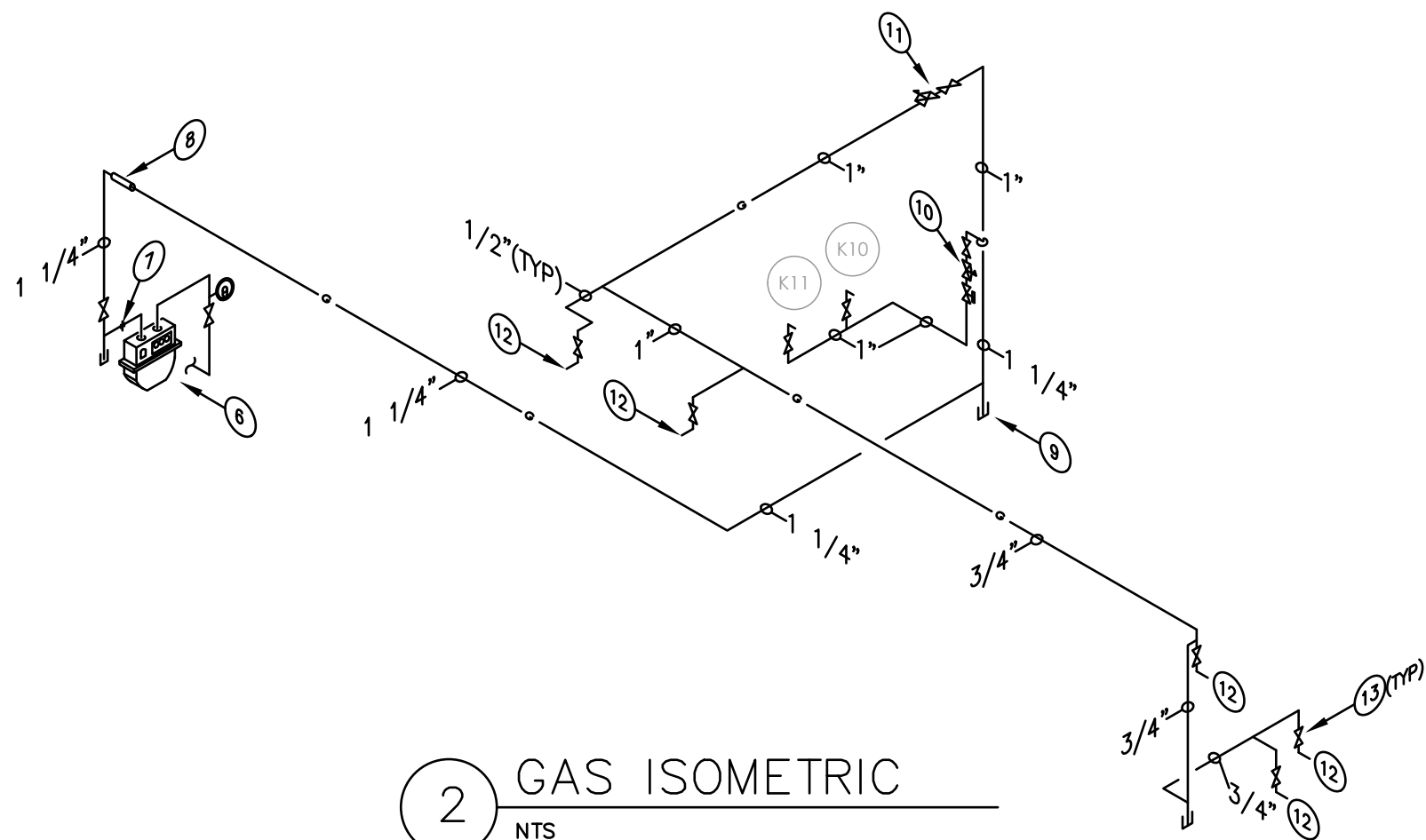
FIRST FLOOR



SECOND & THIRD FLOORS

1 WATER ISOMETRICS

NTS



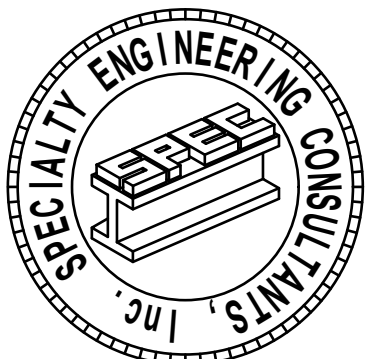
2 GAS ISOMETRIC

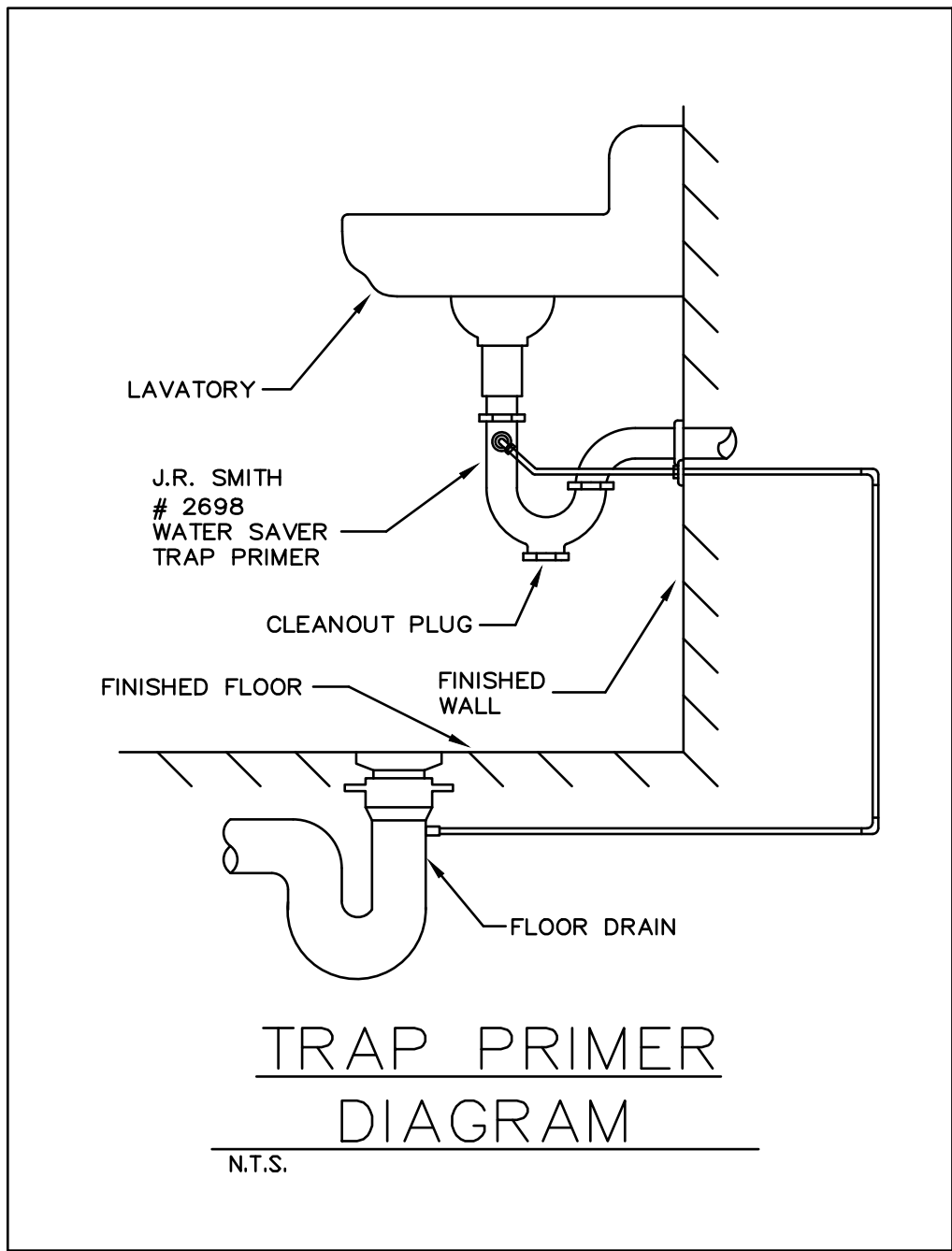
NTS

TOTAL GAS LOAD 233,000 BTU LONGEST RUN -100'
SIZES ARE BASED ON 2020 FGC. TABLE- 402.4(1) LESS THAN 2 PSI WITH A PRESSURE DROP OF .3" WC SCH. 40 BLACK STEEL PIPING.
GENERAL NOTE: PROVIDE PRESSURE REDUCING VALVE TO REDUCE PRESSURE FROM 2 PS1 TO MANUFACTURER RECOMMENDED PRESSURE.

KEYNOTES:

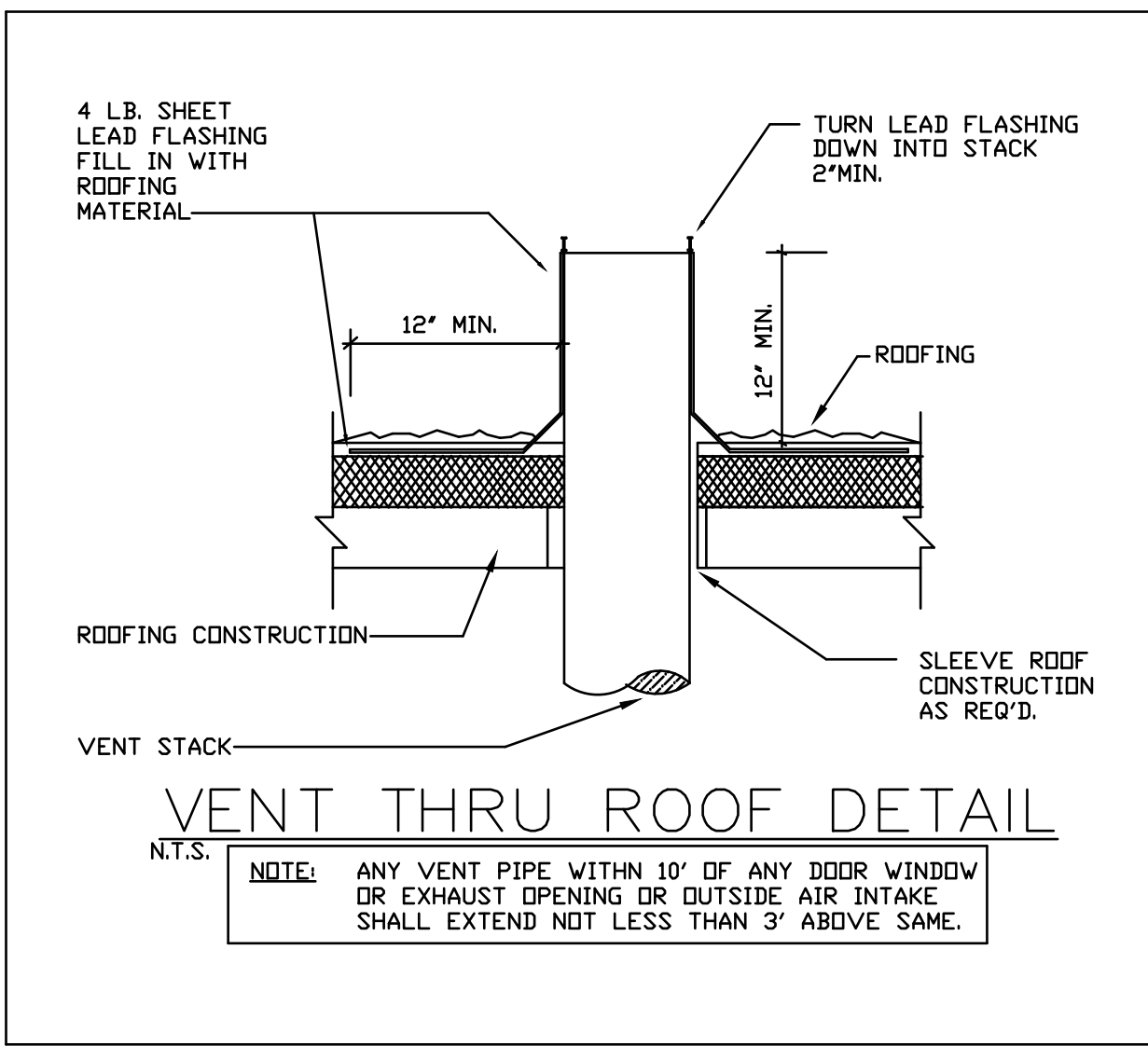
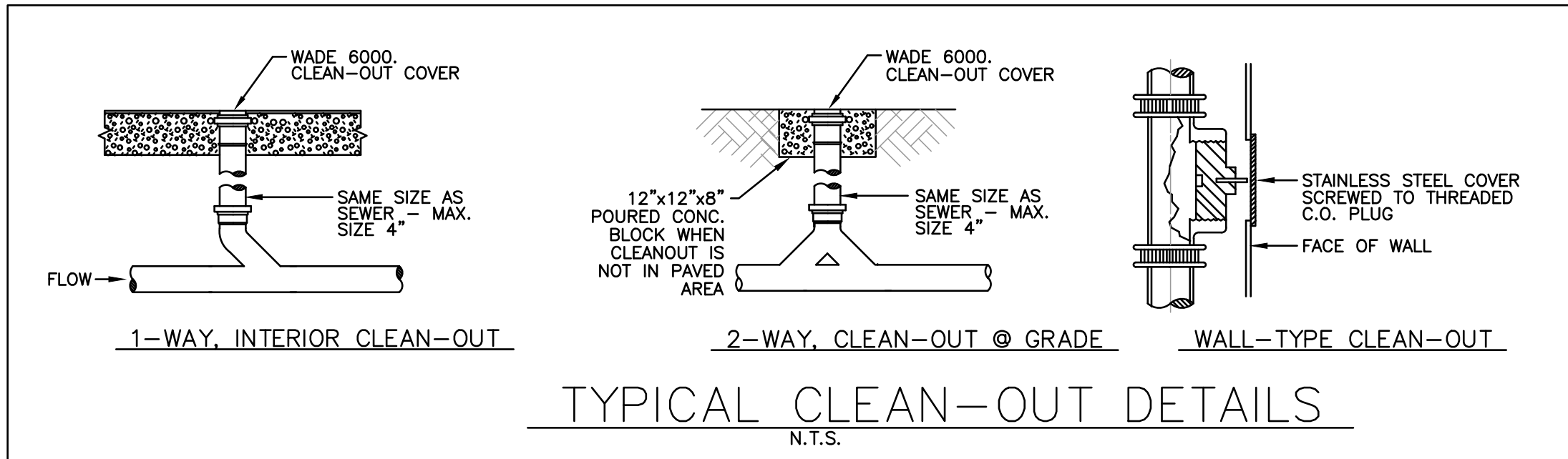
- 1 1/2" WATER SERVICE, CONNECT TO EXISTING, FIELD VERIFY LOCATION PRIOR TO BID.
- A.O.SMITH LIGHT SERVICE SERIES 200, # LTE 80D, 80 GALLON ELECTRIC WATER HEATERS, 6 KW, 240V W/ DRAINPAN, P&T VALVE, AND WATTS # DET-5-M1 EXPANSION TANK. ROUTE 3/4" P&T PIPE TO DRAIN PAN & 3/4" DP PIPE TO BLDG EXTERIOR. PROVIDE GRUNFOS HOT WATER RETURN PUMP WITH TIMER AND AQUA STAT, 120V 1/20 HP., PROVIDE MIXING VALVE AS REQUIRED.
- SIoux CHIEF WATER HAMMER ARRESTOR SIZE AS REQ.
- PROVIDE ACCESS PANELS FOR ALL CONCEALED SHUT OFF VALVES (TYP).
- VACUUM BREAKER AND WATER HAMMER ARRESTOR.
- EXISTING GAS METER, FIELD VERIFY LOCATION PRIOR TO BID.
- CONNECT NEW GAS PIPE TO EXISTING GAS METER.
- WALL SLEEVE (TYP).
- DIRT LEG.
- SHUT OFF VALVE, PRV & SOLENOID VALVE CONNECTED TO FIRE HOOD EXTINGUISHER SYSTEM.
- SHUT OFF VALVE AND PRV.
- GAS LIGHT FIXTURE, SEE ARCHITECTURAL DRAWINGS SPECIFICATIONS AND DETAILS (15,000 BTU).
- COORDINATE LOCATION OF SHUT OFF VALVES W/ ARCHITECT AND PROVIDE ACCESS PANELS IF REQUIRED.





PLUMBING FIXTURE SCHEDULE				
NAME	FIXTURE TYPE	MANUFACTURE & MODEL#	ACCESSORIES	
WC-2	HANDICAPPED WATER CLOSET (TANK)	AMERICAN STANDARD (MODEL # 215FA.104)	CENTOCO OPEN FRONT SEAT. (#500CC) SUPPLY PIPE, 2 BOLTS CAPS	
L-2	WALL HUNG LAVATORY	AMERICAN STANDARD (MODEL #0355.012)	DELTA #501 (LESS LIFT ROD) FAUCET BRASSCRAFT #0702 STRAINER, #0010-1 1/4"x1 1/4" CAST BRASS P-TRAP, CHROME FINISH & OCR-1912-A-C SUPPLY KIT & JOSAM #17100 CONCEALED ARM SUPPORT	
MS	MOP SINK	(EXISTING)		
HB	HOSE BIB (EXTERIOR)	PRIER # C-355NP50-1/2"		
FD	FLOOR DRAIN	ZURN # Z-415-ZB-400		
FIXTURE TYPE		WATER PIPE SIZE	NOMINAL SAN. TRAP SIZE SIZE	MAXIMUM FLOW RATES
WATER CLOSET (TANK)		1/2"	3"	1.28 GPF
LAVATORY		1/2"	1 1/4"	.5 GPM
SHOWER		1/2"	2"	1.5 GPM
EWC		1/2"	1 1/2"	.5 GPM
SINK		1/2"	1 1/2"	.5 GPM

- GENERAL NOTES:**
- ALL WORKMANSHIP AND MATERIAL SHALL BE IN STRICT ACCORDANCE WITH APPLICABLE LOCAL CODES, RULES AND ORDINANCES.
 - CONTRACTOR SHALL VISIT THE JOB SITE AND THOROUGHLY FAMILIARIZE HIMSELF WITH ALL EXISTING CONDITIONS PRIOR TO BID.
 - ALL MATERIAL SHALL BE NEW.
 - ALL WORK SHALL BE PERFORMED BY A LICENSED PLUMBING CONTRACTOR IN A FIRST CLASS WORKMANLIKE MANNER. THE COMPLETED SYSTEM SHALL BE FULLY OPERATIVE.
 - ALL EXCAVATION AND BACKFILL AS REQUIRED FOR THIS PHASE OF CONSTRUCTION SHALL BE A PART OF THIS CONTRACT.
 - REQUIRED INSURANCE SHALL BE PROVIDED BY THE CONTRACTOR FOR PROTECTION AGAINST PUBLIC LIABILITY AND PROPERTY DAMAGE FOR THE DURATION OF WORK.
 - CONTRACTOR SHALL SECURE AND PAY FOR ALL PERMITS, FEES, INSPECTION AND TESTS.
 - DRAWINGS ARE DIAGRAMMATIC, DO NOT SCALE FOR THE EXACT LOCATION OF FIXTURES, PIPING, EQUIPMENT, ETC.
 - ALL WORK SHALL BE COORDINATED WITH OTHER TRADES TO AVOID INTERFERENCE WITH THE PROGRESS OF CONSTRUCTION. REPORT ANY DISCREPANCY TO ENGINEER/ARCHITECT PRIOR TO BEGINNING CONSTRUCTION.
 - VERIFY LOCATION, SIZE, INVERTS OF ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION. ADVISE ENGINEER OF ANY DISCREPANCIES.
 - WATER PIPING SHALL BE COPPER TYPE L.
 - SOIL, WASTE AND VENT PIPING SHALL BE SCH 40 PVC. PVC NOT TO BE USED IN ANY PLEUM, USE CAST IRON.
 - WATER HEATER DRAIN PIPING SHALL BE CPVC.
 - INSULATE PER A.D.A. ALL EXPOSED HANDICAP LAVATORIES DRAIN PIPING AND HOT & COLD STOP AND SUPPLIES. COVERS SHALL BE SOFT, REMOVABLE AND UPC APPROVED. MANUFACTURE: PLUMBEREX HANDY-SHIELD OR PRO-SERIES.
 - INSULATE ALL RECIRCULATING HOT WATER PIPING W/3/4" IMCDA ARTICTHERM PIPE INSULATION.
 - ALL FIXTURES MUST BE PROVIDED WITH READILY ACCESSIBLE STOPS AND APPROPRIATELY MARKED ACCESS PANELS. COORDINATE LOCATIONS WITH GENERAL CONTRACTOR PRIOR TO INSTALLATION.
 - FURNISH AND INSTALL PDI APPROVED WATER HAMMER ARRESTORS AS SHOWN ON PLANS.
 - CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FREE FROM DEFECTS FOR A PERIOD OF NOT LESS THAN ONE (1) YEAR FROM DATE OF ACCEPTANCE BY OWNER. CORRECTION OF ANY DEFECTS SHALL BE COMPLETED WITHOUT ADDITIONAL CHARGE AND SHALL INCLUDE REPLACEMENT OR REPAIR OF ANY OTHER PHASE OF THE INSTALLATION WHICH MAY HAVE BEEN DAMAGED.
 - PROVIDE 1/2" TRAP PRIMER LINE FOR ALL FLOOR DRAINS FROM THE NEAREST PLUMBING FIXTURE.
 - AS SOON AS THE WATER PIPING HAS BEEN THOROUGHLY FLUSHED OUT, STERILIZE THE NEW WATER PIPING LINES BY INTRODUCING IN THEM A SOLUTION OF CALCIUM HYPOCHLORITE OR CHLORIDE OF LIME. OPEN AND CLOSE ALL NEW VALVES WHILE SYSTEM IS BEING CHLORINATED. AFTER THE STERILIZING AGENT HAS BEEN APPLIED FOR 24 HOURS, TEST FOR RESIDUAL CHLORINE AT THE ENDS OF LINES. IF LESS THAN 10 PARTS PER MILLION IS INDICATED, REPEAT THE PROCESS. WHEN TESTS SHOW AT LEAST 10 PARTS PER MILLION OF RESIDUAL CHLORINE, FLUSH OUT THE SYSTEM UNTIL ALL TRACES OF THE CHEMICAL USED ARE REMOVED. MAKE NECESSARY CONNECTIONS TO STERILIZE PIPING.
 - APPLY A WATER TEST TO ALL PARTS OF THE SANITARY AND STORM DRAINAGE SYSTEMS, BEFORE THE PIPES ARE CONCEALED OR FIXTURES SET IN PLACE. THESE TESTS MAY BE APPLIED IN SECTIONS. CLOSE ALL OPENINGS TO EACH SYSTEM TO BE TESTED EXCEPT THE HIGHEST OPENING ABOVE THE ROOF AND FILL THE SYSTEM WITH WATER UP TO THE OVERFLOW POINTS OF THIS HIGHEST OPENING. SUBJECT ALL PARTS OF THE SYSTEM TO NOT LESS THAN 10' OF THE PIPING DIRECTLY BELOW THE OPENING. LEAVE THE WATER IN THE SYSTEM FOR NOT LESS THAN 30 MINUTES WITH NO LEAKS AT ANY POINT OR LOWERING OF THE WATER LEVEL AT THE OVERFLOW SHALL BE VISIBLE.
 - ALL PLUMBING FIXTURES TO BE APPROVED BY OWNER, PURCHASED AND INSTALLED BY PLUMBING CONTRACTOR, ALL FIXTURES SHALL COMPLY WITH TABLE 604.4 OF THE 2020 FLORIDA PLUMBING CODE.
 - INSULATE ALL RECIRCULATING HOT WATER PIPING WITH 3/4" PREFORMED FIBERGLASS PIPE INSULATION WITH FACTORY JACKET.
 - ALL FIRE RATED FLOOR AND WALL PENETRATIONS SHALL BE PROPERLY PROTECTED FROM FIRE, SMOKE AND WATER PENETRATION BY FILLING VOIDS BETWEEN PIPE & WALL/FLOOR SLEEVES WITH APPROVED FIRE/SMOKE/WATER SEALANT.
 - TEMPERED WATER SHALL BE DELIVERED TO ALL LAVATORIES AND SINKS THROUGH AN APPROVED WATER TEMPERING LIMITING DEVICE THAT CONFORMS TO ASSE 1070 OR CSA B125.3
 - GAS PIPING TO BE SCH 40 BLACK STEEL.



PLUMBING SYMBOLS & ABBREVIATIONS			
----	WATER CLOSET	WC	
----	LAVATORY	LAV	
----	HOT WATER PIPE	HW	
----	COLD WATER PIPE	CW	
----	GATE VALVE (SHUT-OFF VALVE)	SDV	
----	SANITARY LINE	SAN	
----	VENT LINE		
⌋	WATER HAMMER ARRESTOR	WHA	
⌋	AIR ADMITTANCE VALVE	AAV	
⌋	VACUUM BREAKER	VB	



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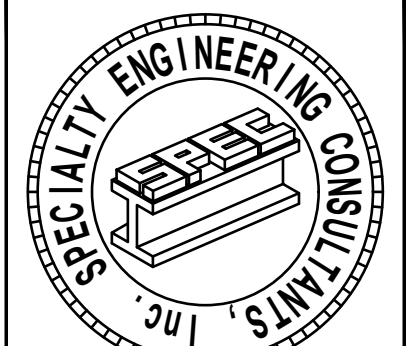
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REVISION	
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41-015-230302 P.A.C. ALLOWED FOR MET SEALS, EMBOSSED SEALS AND DIGITALLY CREATED SEALS. (DIGITALLY CREATED SEALS SHALL COMPLY WITH 61015-30202)

SEAL
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